



Lancaster Road, London, N4

A substantial Victorian Villa and perfect family home

An award winning feast for the architectural eye, 3,162sqft, five bedrooms and three bathrooms.

Nestled on the corner of Lancaster Road in a popular backwater of Stroud Green close to local shops and Finsbury Park with its 110 acres of open parkland, mature avenues of trees and arboretum.

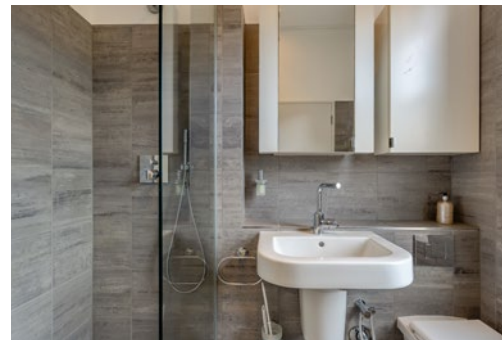
The original villa brims with character and charm, features include: Chesney central mantel fireplaces, bay windows, hardwood internal doors, decorative mouldings and ceiling cornicings.

Its owners embarked on a significant restoration and modernisation programme in 2012. A comprehensive remodelling ensued adding pavilion extension, masterminded by award-winning Coffey Architects - who by their own admission are light obsessed!

The results were so impressive that the villa featured in national and architectural press and won The Daily Telegraph Homebuilding & Renovation Award for the Best Period Renovation UK 2012 and shortlisted for the RIBA Stirling Prize 2013. The builder's house for the surrounding roads, its external structure is formed from unusual Sussex Gault brickwork, bay windows, Welsh slate tile roof and decorative porch all fine examples of the period.

A clever use of natural light is a theme throughout, evident on entering the lobby where attention is drawn to cascading light from a 12m high atrium. The extensive open plan kitchen, dining and living room is fully fitted with integrated appliances and has a polished concrete floor with 'wet' underfloor heating system spanning the entirety of the room.

Further enlarged glass panels entwined into the architectural fabric of the building deliver light where needed most. This clever engineering design is overwhelmingly successful, ideal for modern family living! At night subtle lighting has been integrated into the internal walls and ceiling to ensure a relaxed mood, ideal for entertaining.



The pavilion enjoys unobstructed views over its west facing walled garden. Highly designed planting ensures privacy throughout the year and flowering borders add colour during the summer months, especially when viewed through the sliding glass doors. A double garage to the rear of the property fits a modern car (electric charging point) with space for a second on driveway.

Further key design features include: sustainable birch-ply timber cladding, adding sharp geometric angles and clean architectural lines to central turning staircase, spanning three floors and kitchen cabinetry/shelves.

To one side of the kitchen is a spacious snug and formal drawing room. The first floor accommodates a principal bedroom with side shower room, two further double bedrooms and family bathroom. The second floor has a laundry room, two further attic bedrooms and family bathroom ideal for teenagers. Here are further wonderful far-reaching views from a number of elevated positions.

Situation

There are a number of good schools in the area including;
Highgate School - Independent (1.9miles)
Channing School for Girls - Independent (1.6miles)
Highgate Wood School - Independent (1.5miles)
St Aidan's Voluntary Controlled Primary School - Ofsted: Outstanding (0.3miles)
Stroud Green Primary School - Ofsted: Good (0.4miles)
Art & Media School Islington - Ofsted: Good (0.8 miles)

Transportation

Crouch Hill - Overground (0.4miles)
Harringay - Overground (0.5miles)
Finsbury Park - National Rail Overground / Piccadilly / Victoria Tube Lines (0.7 miles), two stops from king's Cross St Pancras with access to The City, The West End and Eurostar.



Terms

Tenure: Freehold

Council Tax: Band G

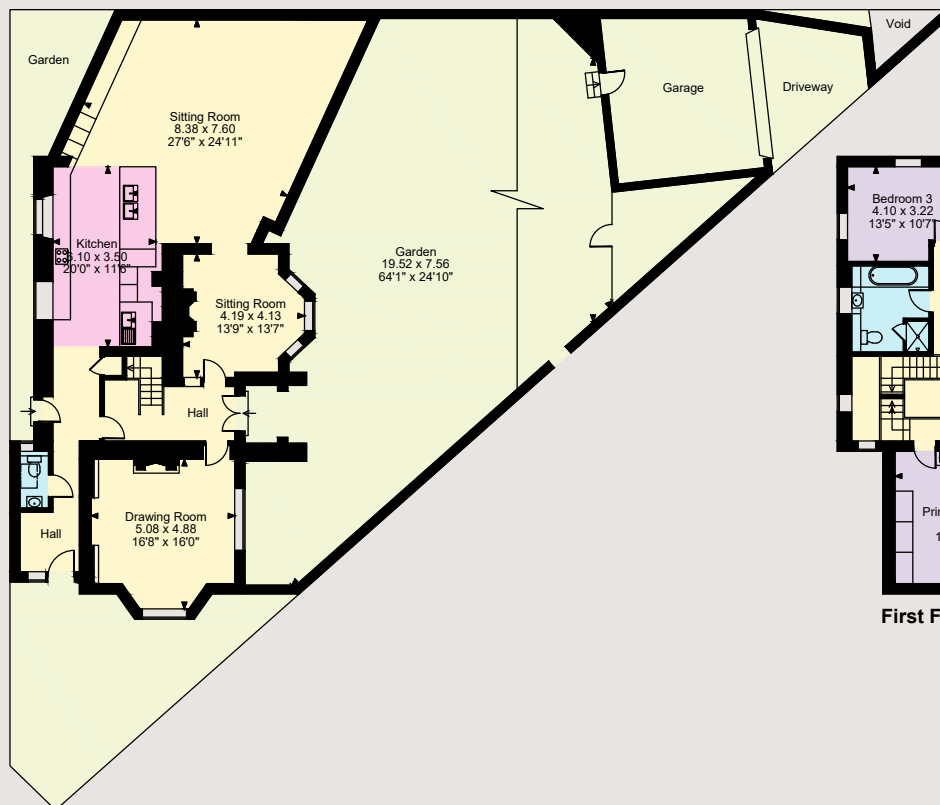
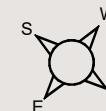
EPC Rating: C

Local Authority: London Borough of Haringey

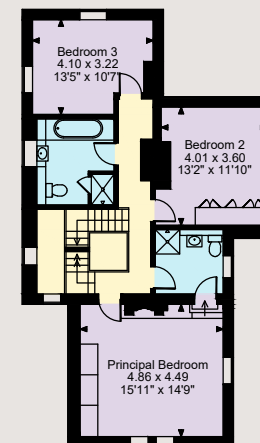
Fixtures & Fittings: to be agreed by separate negotiation.

Asking Price: £2,950,000

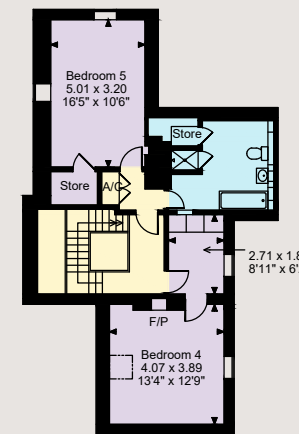
Lancaster Road, N4
Internal area(Excluding garage) 3,162 sq ft (293.7 sq m)
For identification purposes only.



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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