

AUCOOT



ADDRESS

Pyrland Road, London N5

PRICE

£3,000,000

DESIGNER

INFORMATION

Commanding a striking presence on a sought-after street moments from Newington Green, this five-story Victorian townhouse has been thoughtfully reimaged by its current owners. The result is a home of impressive scale, where period grandeur meets playful, considered design.

Entering at the raised ground floor, a welcoming hallway immediately sets the tone, with intricate cornicing and refined period detailing celebrating the home's Victorian heritage. This level is home to the dining room, a space of understated elegance with a marble fireplace and a large bay window framing views of the tree-lined street. Beyond full-height original doors lies a bespoke, solid-wood kitchen, equipped with XXX cooker and XXX appliances. The wide galley-style layout draws the eye toward expansive patio doors, which open onto the first of two remarkable south-facing terraces. A peaceful nook at the rear, with a picture-framed window overlooking the landscaped garden, offers a tranquil space to read or work.

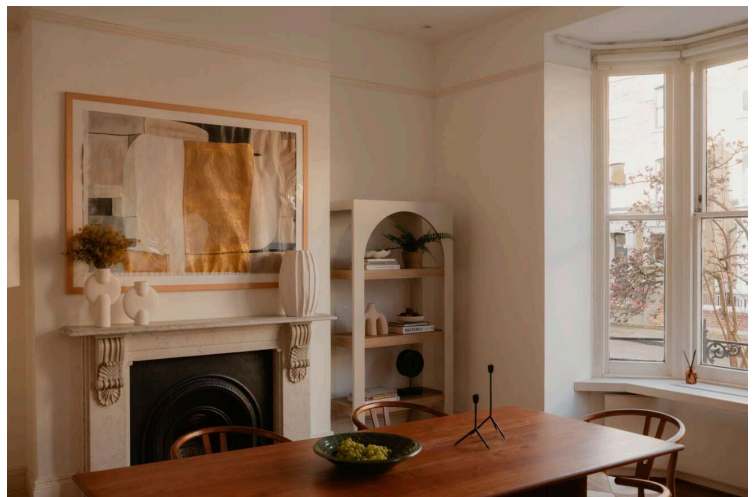
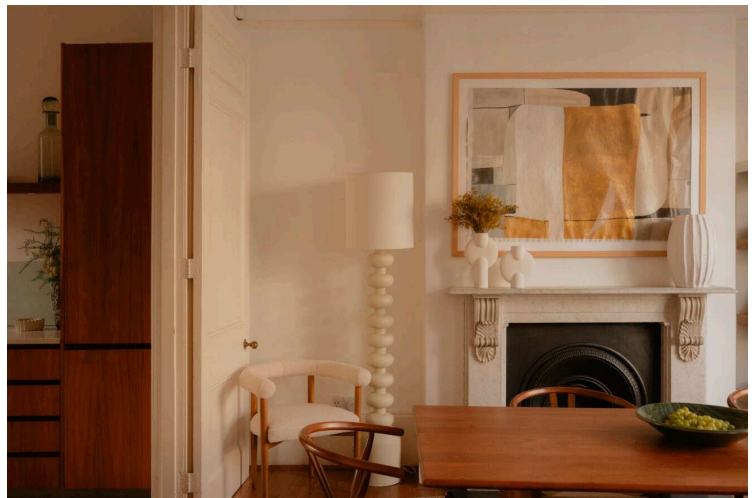
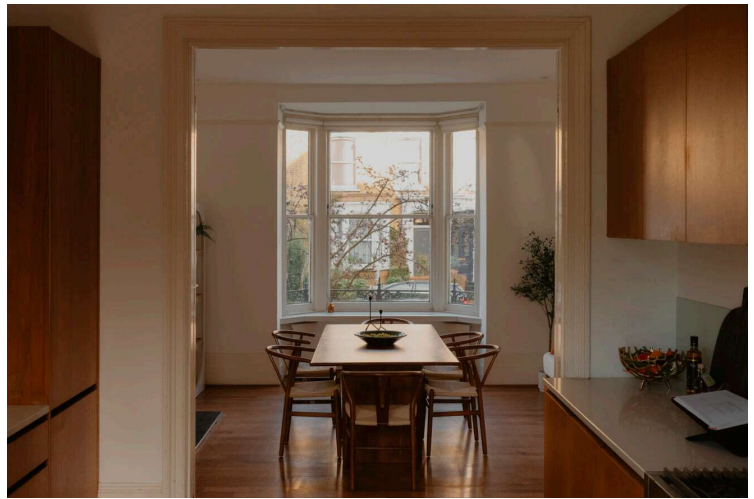
On the lower ground floor, a versatile living space extends an impressive 38 metres, allowing for a variety of uses. While some may opt to create a self-contained guest or family suite, the current layout presents two distinct areas: a games room and additional entrance with a guest W.C. at the front, and a sunlit lounge at the rear. Bi-fold doors seamlessly connect the interior to the garden, where landscaping by XXX XXX ensures year-round beauty. As the seasons change, a vibrant display of flowers and foliage transforms the space into a serene urban retreat.

Five bedrooms are arranged across the upper floors. Currently, the first-floor principal room is used as a formal reception, where two grand sash windows, polished oak flooring, and an ornate fireplace create an exceptional setting for either living or sleeping. A second double bedroom and a family bathroom complete this level.

A half-landing leads to an impressive roof terrace, a secluded suntrap that benefits from uninterrupted light throughout the day. With no neighbouring properties to the east or west, the rear of the house enjoys both privacy and spectacular sunsets.

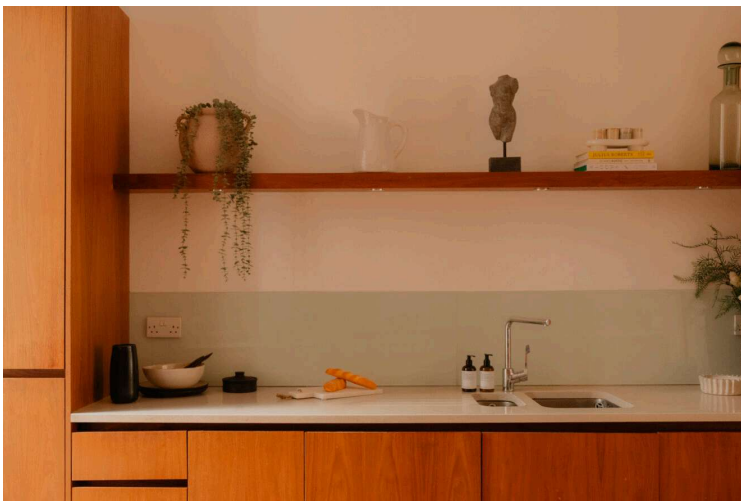
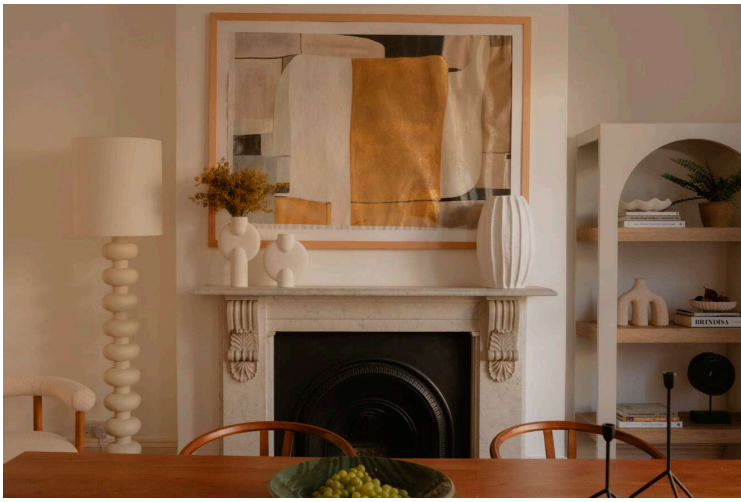
The second floor is dedicated to a generous principal suite, originally two bedrooms, now reconfigured to create a spacious retreat. A walk-in wardrobe and en-suite shower room enhance the sense of calm and luxury.

At the top of the house, the third floor offers two additional double bedrooms and a family bathroom, completing the accommodation.



EPC

=C



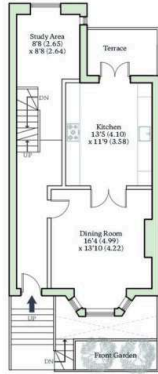
PYRLAND ROAD, LONDON, N5

Approximate Gross Internal Area (incl. restricted head height) = 3075 sq ft / 285.7 sq m
For identification only - Not to scale

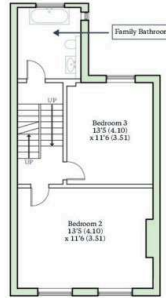
Denotes restricted head height



LOWER GROUND FLOOR



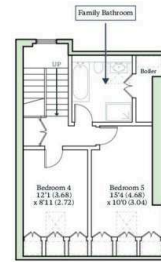
UPPER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

AUCOOT
RICS Property Measurements Standard

