

AUCOOT



ADDRESS

Hornsey Park Road, Haringey, London, N8

PRICE

£1,000,000

DESIGNER

INFORMATION

Set back from the road, the beautifully maintained façade of this characterful Victorian terrace is anchored by a canary-yellow front door, offering an inviting introduction to the interiors beyond.

Inside, original features take centre stage in the hallway, where oak floorboards run underfoot and decorative corbels nod to the home's historic past. The reception room has a calming palette with large sash windows drawing in warm westerly light. A handsome, 19th Century marble 'Pompadour' fireplace with a log-burning stove forms a characterful focal point, while elegant cornices and ceiling roses trace the perimeter of the rooms. From here, French doors open the living area out to the garden, creating an easy dialogue between inside and out. In the warmer months, the house transforms when all three garden access points are opened, enabling a smooth flow through the home and out to the patio.

Elsewhere, original features are thoughtfully balanced with contemporary interventions. A navy Shaker-style kitchen, complete with a SMEG range cooker, leads through to a light-filled extension, where custom-made birch plywood joinery in the utility room provides generous storage alongside a butler sink and terrazzo tiling. From here, sliding doors open directly onto the garden, with an additional shower room neatly tucked to the side.

Heading up the stairs, on the half landing there is a bedroom overlooking the garden, along with the family bathroom. Ascending fully to the first floor there are two large bedrooms, the original principal bedroom currently being utilised as a charming reception room with original floorplans and a wood burning stove. On the second floor, the loft conversion houses an en-suite shower room and a bedroom with a Juliette balcony.

The home's expansive internal footprint is matched by a generous, thoughtfully landscaped garden with secure side access and a broad patio fitted with a chimenea, perfectly suited to al fresco dining. Beyond, the garden unfolds in a series of carefully defined zones, offering spaces for relaxation, planting and play. Established rose bushes frame a central lawn, while a cherry blossom, fig and medlar trees provide seasonal interest and a gentle sense of enclosure, reinforcing the garden's role as a natural extension of the living spaces. A magnolia tree has been planted in the front garden to be enjoyed over the years to come.



EPC

=D



HORNSEY PARK ROAD, LONDON, N8

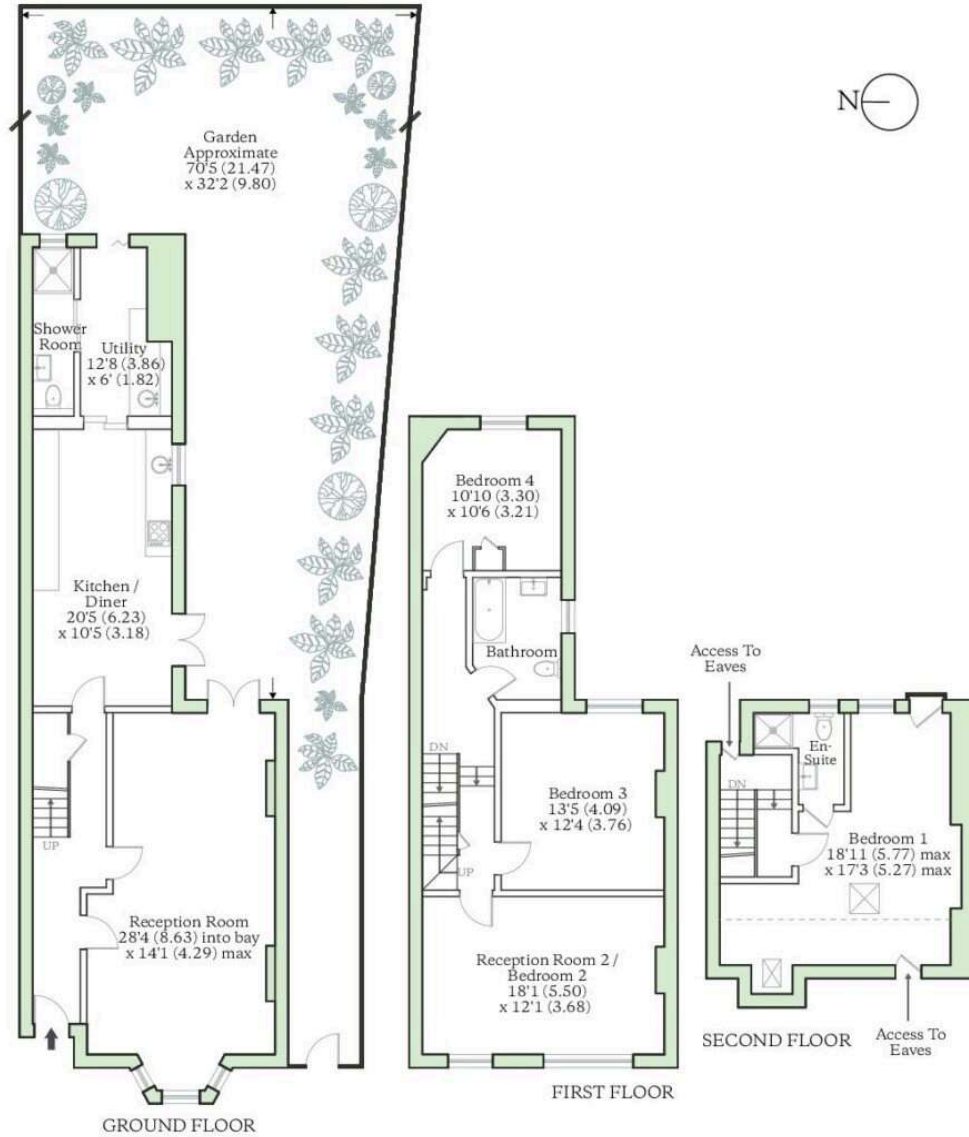
Approximate Area = 1793 sq ft / 166.5 sq m

Limited Use Area(s) = 69 sq ft / 6.4 sq m

Total = 1862 sq ft / 172.9 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Aucoot. REF: 1382638

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