

AUCOOT



ADDRESS

Sirdar Road, Haringey, London, N22

PRICE

£1,000,000

DESIGNER

INFORMATION

Thoughtful additions by the current owners have transformed this bright semi-detached home into a refined, contemporary space. Set on a quiet residential street in a sought-after pocket of north London, the façade features distinctive grey-toned windows, offset by red brick and side access via a tall wooden gate. A practical storm porch opens into a wide hallway, where a striking plywood staircase incorporates clever built-in storage for coats and bags.

Off the hallway, a spacious living room is defined by soft white walls and a low-profile plywood storage unit. The home's restrained, minimalist aesthetic carries through the reconfigured layout, guiding the space naturally towards the rear extension. Here, the plan has been intelligently adapted to incorporate a shower and WC, along with a generous larder providing extensive storage.

The kitchen has bright white cupboards with integrated appliances, which complement the plywood used throughout and the arched terracotta zellige tiles from Otto. The intuitive layout includes a generous island which allows for additional seating and is ideal for busy family life and entertaining. A skylight and large glazed windows provide plenty of natural south-facing light, alongside the door leading to the garden.

Upstairs, the material palette continues, with plywood wrapping around the landing and white-stained floorboards running underfoot. Two generously proportioned bedrooms sit at either end of the floor. The front-facing bedroom features built-in wardrobes with seamless closures, creating a clean, streamlined finish. To the rear, a large bedroom is currently arranged as a dual study, complete with bespoke desks and shelving. A further bedroom and a family bathroom with Lusso Stone fittings and integrated storage complete the floor.

The well-kept garden combines wooden decking with hexagonal terracotta tiles, offering an inviting setting for outdoor dining. Two dedicated planters accommodate fresh vegetables, which are complemented by a mature pear tree and lawn.

The homeowners also have drawings and planning permission for a loft conversion and a single-story studio / outbuilding, seen on the floorplan.



LEASE LENGTH

Freehold

EPC

=D



SIRDAR ROAD, LONDON, N22

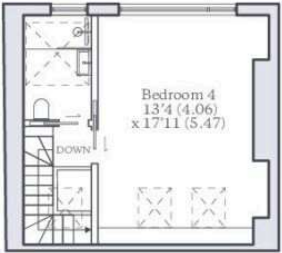
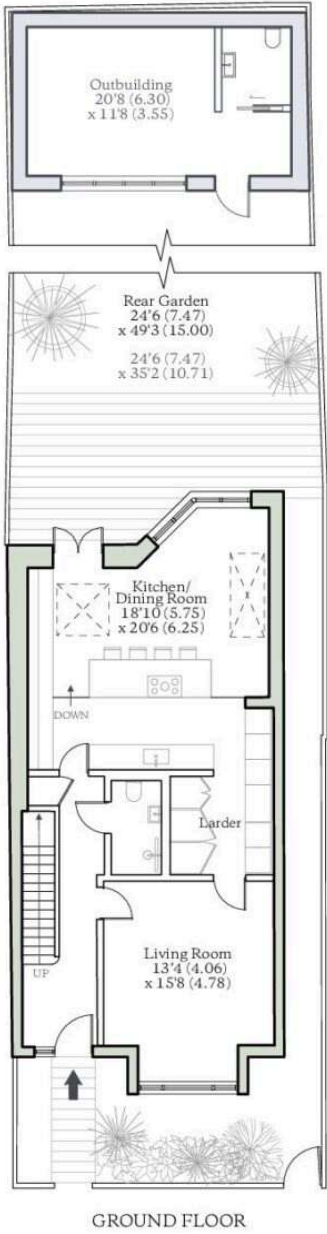
Existing

Approx. Internal Area = 1335 sq ft / 124 sq m
Approx. Outdoor Area = 1115 sq ft / 104 sq m
For identification only - Not to scale

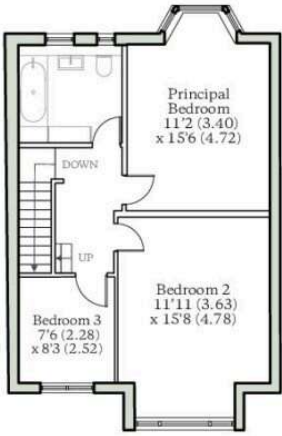


Proposed

Approx. Internal Area = 1668 sq ft / 155 sq m
Approx. Outbuilding Area = 242 sq ft / 22.5 sq m
Total Area = 1910 sq ft / 177.5 sq m
Approx. Outdoor Area = 790 sq ft / 73.4 sq m



SECOND FLOOR
(Proposed)



FIRST FLOOR

AUCOOT
RICS Property Measurements Standard