GUIDE PRICE

£2,000,000 Freehold
Hornsey Rise Gardens

London, N19 3PR

PROPERTY SUMMARY

A Rare and Substantial Double-Fronted Victorian House with Extensive Orchard

An exceptionally rare opportunity to acquire a substantial double-fronted Victorian house, measuring approximately 2,950 sq ft including a large basement, and occupying an enviable position on Hornsey Rise Gardens, N19.

The property offers considerable scope for modernisation and reconfiguration, providing an exciting opportunity for a purchaser to create a substantial family home tailored to their own requirements, while retaining the character and proportions associated with a Victorian residence.

Currently arranged over several floors, the accommodation comprises a generous through reception room, separate study, kitchen/diner, utility room and ground floor shower room. The first floor provides four bedrooms, a family bathroom and separate WC, together with an additional kitchen currently serving the fifth bedroom. There is also a large basement providing valuable additional space and considerable potential for a variety of uses, subject to any necessary consents.

One of the property's most remarkable features is the patio garden, which provides direct access onto it's own third of an acre orchard. This is an exceptionally unusual feature for a property in this location and provides a remarkable sense of space, greenery and privacy. The extensive outdoor setting offers significant potential for those looking to create an exceptional family garden, entertaining space or simply enjoy an abundance of mature greenery on the doorstep.

The house itself retains the generous room proportions and architectural character expected of a Victorian property, while its double-fronted design provides an impressive frontage and excellent natural separation between the principal living spaces. The property now requires modernisation, but this provides an incoming purchaser with the opportunity to update and remodel the accommodation to suit modern family living.

Key Features:

- Substantial double-fronted Victorian house
- Approximately 2,950 sq ft including large basement
- Currently arranged as a 4/5 bedroom family home
- Generous through reception room
- Separate study
- Kitchen/diner
- Utility room
- Ground floor shower room
- First floor family bathroom and separate WC
- Additional kitchen currently serving bedroom five
- Large basement offering further potential
- Requires modernisation throughout
- Exceptional patio garden with direct access to a third of an acre orchard
- Rare combination of substantial internal accommodation and extensive outdoor space
- Excellent opportunity to create a bespoke family home, subject to the necessary consents

The Location
Hornsey Rise Gardens is a sought-after residential road situated on the southern slopes of Crouch End, benefiting from excellent access to the amenities of Crouch End, Archway and Highgate. Crouch End Broadway is within easy reach and provides an excellent selection of independent shops, cafés, restaurants and everyday amenities, while Archway offers further shopping and transport facilities.

The area is particularly well served for transport. Crouch Hill Station is approximately 0.4 miles away, providing access to the Overground network, while Archway Underground Station is around 0.7 miles away. There are also numerous local bus routes providing connections towards Finsbury Park, Archway, Highgate and central London.

For those who enjoy outdoor pursuits, the nearby Parkland Walk provides an attractive green route through this part of North London and is one of the area's notable recreational amenities.
The property is also well positioned for a number of highly regarded local schools, including Ashmount Primary School, Coleridge Primary School and Whitehall Park School, with City of London Academy, Highgate Hill also nearby.

This is a genuinely unusual property, combining the scale and character of a substantial Victorian home with an exceptional orchard setting. With modernisation required, it represents an exciting opportunity for a purchaser looking to create a truly individual family residence in this highly desirable North London location.

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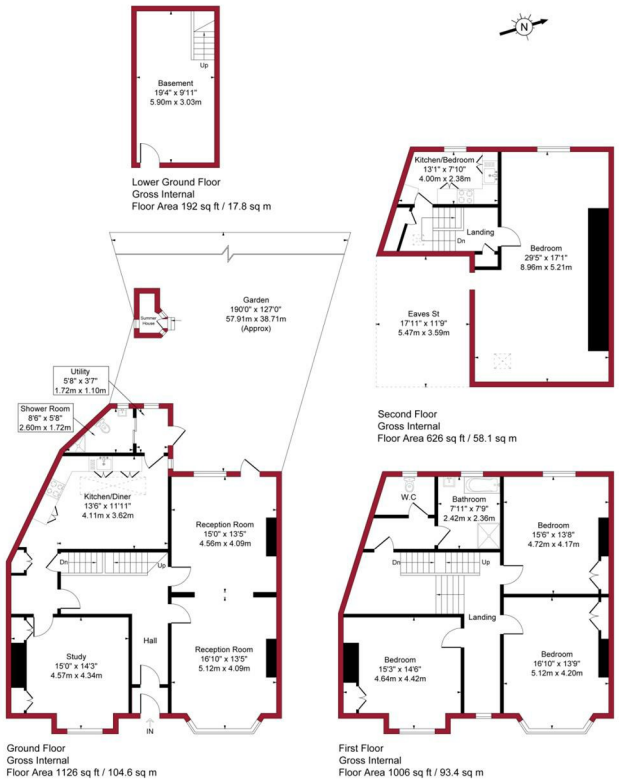
Hornsey Rise Gardens, London, N19

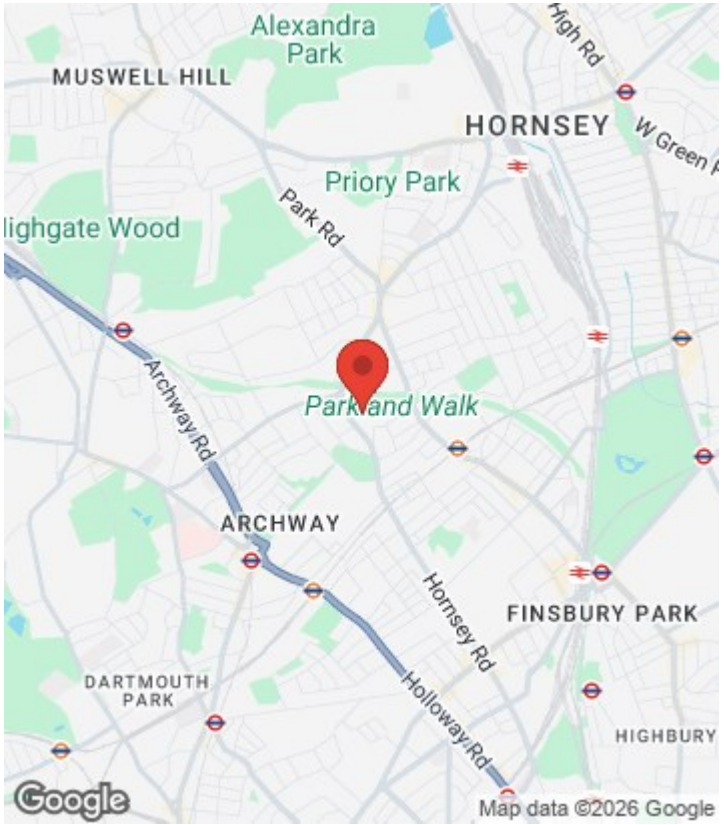
Approximate Gross Internal Area = 2950 sq ft / 273.9 sq m
(Includes Basement)



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

For a guide to the area please scan this code for more information



House - Terraced

Freehold

Council: Islington

Council Tax Band: G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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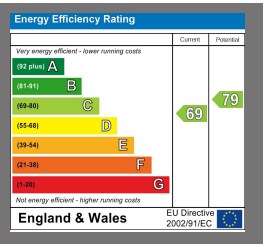
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