



PELLERIN ROAD
LONDON, N16

GRANT J BATES
— PROPERTY —



A light filled Victorian home with beautifully considered interiors

GJB

Pellerin Road, London, N16

Freehold

- Victorian Family Home
- Approx. 1,750 Sq Ft
- Three Bedrooms
- Generous Family Bathroom
- Extended Kitchen/Dining
- Bespoke Goodwin Lowe Kitchen
- Original Period Features
- Underfloor Heating
- Mature Rear Garden
- Prime N16 Location

Description

Set along a peaceful residential street moments from Newington Green, this beautifully renovated Victorian house offers approximately 1,750 sq ft of thoughtfully designed accommodation, with three bedrooms, a generous family bathroom, separate WC and a wonderfully private rear garden.

Dating from around 1890, the house has undergone a substantial refurbishment, completed in 2023, which carefully balances its original Victorian character with a considered contemporary approach. Original stripped wooden floors, high ceilings, cornicing and ceiling roses sit alongside beautifully restored and upgraded features, while new double glazed timber sash windows to the front have been designed to remain sympathetic to the period of the house.

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The ground floor is particularly impressive. To the front, a wonderfully bright double reception room is flooded with natural light through large sash windows, with high ceilings adding to the sense of volume. Stripped wooden flooring runs throughout the reception spaces and hallway, complemented by original detailing and a marble fireplace with log burner.

To the rear, the house opens into an exceptional extended kitchen and dining space, completed as part of the 2023 refurbishment with Golden Design Interiors. Designed around light and connection with the garden, bespoke glazing and substantial rooflights draw natural light deep into the house, while a large picture window provides a beautiful outlook across the greenery beyond.

The kitchen itself has been exceptionally well considered, with bespoke joinery by Goodwin Lowe incorporating continuous wood grain cabinetry and a cleverly concealed pantry. Carrera marble worktops are paired with microcement flooring and underfloor heating, while appliances include a six burner Ilve range cooker, Fisher & Paykel fridge freezer, Bosch dishwasher and dual zone Caple wine cooler.







One of the most distinctive elements of the extension is the glazed window seat, which projects towards the garden and creates a wonderful place to sit amongst the surrounding hydrangeas. A glazed light box positioned above the stairs was also introduced specifically to draw additional daylight into both the kitchen and central reception space.

Stairs from the ground floor lead down to a substantial utility and storage area, providing valuable practical space away from the principal living accommodation.

On the half landing is a particularly generous family bathroom, arranged with a large freestanding bath, walk in rainfall shower, vanity unit and WC. A separate additional WC sits alongside, while traditional cast iron radiators throughout the house complement the property's period character.

The first floor provides two excellent bedrooms. The principal bedroom occupies the front of the house and benefits from impressive ceiling height, large sash windows, stripped wooden flooring and built in wardrobes. To the rear is a second bedroom, again with stripped wooden floors and a peaceful outlook across the garden. A third bedroom occupies the upper floor, with wooden flooring and views towards the rear.

There is also a substantial loft space which offers potential for further accommodation, subject to obtaining the necessary planning permissions and consents.

Outside, the mature rear garden forms a natural continuation of the kitchen and entertaining space. Established planting creates a wonderfully green and private backdrop, making the relationship between the kitchen, picture window and garden particularly successful throughout the warmer months.

Situation

Pellerin Road is quietly positioned between Newington Green, Stoke Newington and Dalston, offering an excellent balance between a peaceful residential setting and immediate access to some of North and East London's most popular neighbourhoods.

Newington Green is approximately five minutes away on foot, with its excellent collection of independent cafés, restaurants, bakeries and everyday amenities.





Stoke Newington Church Street is also within easy walking distance, offering a further selection of independent shops, restaurants and pubs, while the green open spaces of Butterfield Green and Clissold Park provide excellent options for recreation.

The area is particularly well placed for families, with a strong selection of local state and independent schools, including the highly regarded Shacklewell Primary School.

Transport connections are excellent, with both Dalston Kingsland and Dalston Junction Overground stations within easy walking distance, providing convenient access towards the City and Central London. Numerous bus routes also operate throughout Newington Green, Stoke Newington and Dalston.

Despite its proximity to Dalston and its extensive amenities, Pellerin Road itself has a notably peaceful feel. The road has no through traffic at this end, creating an unusually quiet residential setting given how centrally positioned the house is.

Additional Information

Local Authority: Hackney
Council Tax Band: D
EPC Rating: TBC

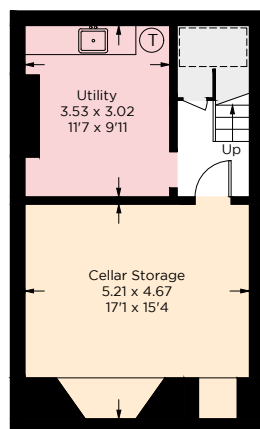


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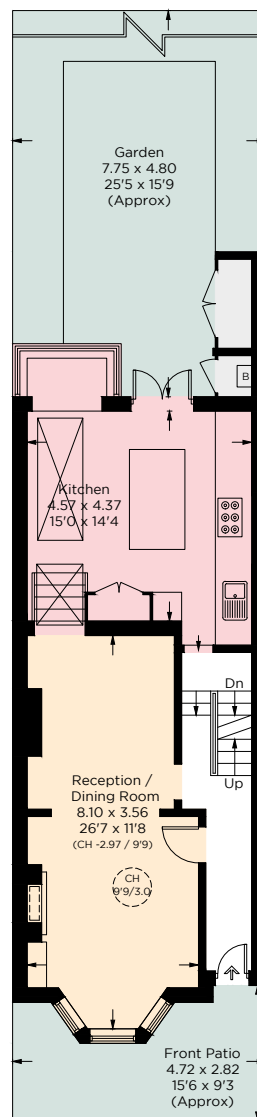




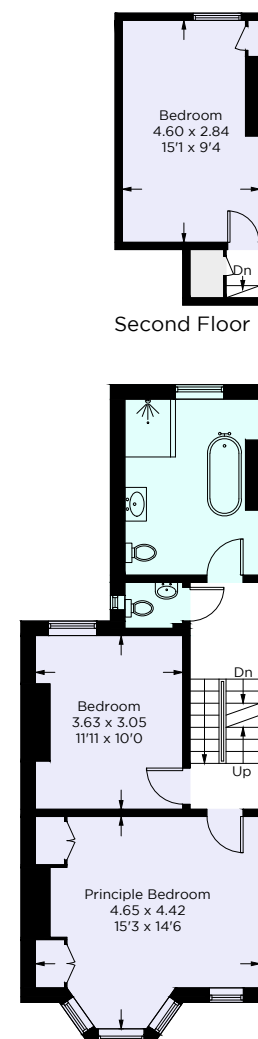
 = Reduced headroom below 1.5m / 5'0"



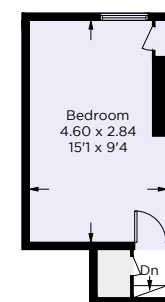
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Pellerin Road

Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft, Cellar Storage = 36.9 sq m / 397 sq ft, External Cupboards = 2 sq m / 21 sq ft
Total = 161.4 sq m / 1736 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.