



RIVERSDALE ROAD
LONDON, N5

GRANT J BATES
— PROPERTY —



Elegant Victorian family home reimaged with modern design, gardens, and terrace living.

GJB

Riversdale Road, London, N5

Freehold

- Late Victorian House
- 2,000+ Sq Ft
- Four Bedrooms
- Three Bathrooms
- Concrete Kitchen Island
- Underfloor Heating
- South-Facing Garden
- Garden Studio/Office
- Principal Suite Terrace
- Air Conditioning

Description

Built in the late Victorian era, this four-bedroom, three-bathroom family home offers over 2,000 sq ft of reimaged living space across three floors.

The ground floor opens with a reception room featuring a Bellfires gas fire and bespoke shutters. To the rear, an extended kitchen and dining area is defined by a cast concrete island, Nkuku lighting, and expansive bi-fold doors framed by a pitched roof with skylights. Polished concrete flooring with underfloor heating runs throughout, while integrated Sonos enhances the space for both everyday living and entertaining. A utility, cloakroom, and storage complete this level.

The landscaped south-facing garden is designed for year-round enjoyment, with a versatile studio at the rear framed in steel windows, perfect as an office, gym, or creative workspace.

Upstairs, three double bedrooms and two bathrooms occupy the first floor, one en suite. The top floor is dedicated to the principal suite: a walk-through dressing area, stone-finished bathroom, and access to a private south-facing terrace. Air conditioning ensures comfort in all seasons.

Situation

Riversdale Road is a quiet, tree-lined street in N5, moments from the green spaces of Clissold Park and Highbury Fields. Canonbury and Highbury & Islington stations are within easy reach, alongside the independent cafés, restaurants, and shops of Highbury Barn and Stoke Newington Church Street. Families are well served by excellent local schools and a strong community atmosphere.

Additional Information

EPC Rating: C

Council Tax Band: F

Local Authority: London Borough of Islington

Grant J Bates

Director

0207 981 2584

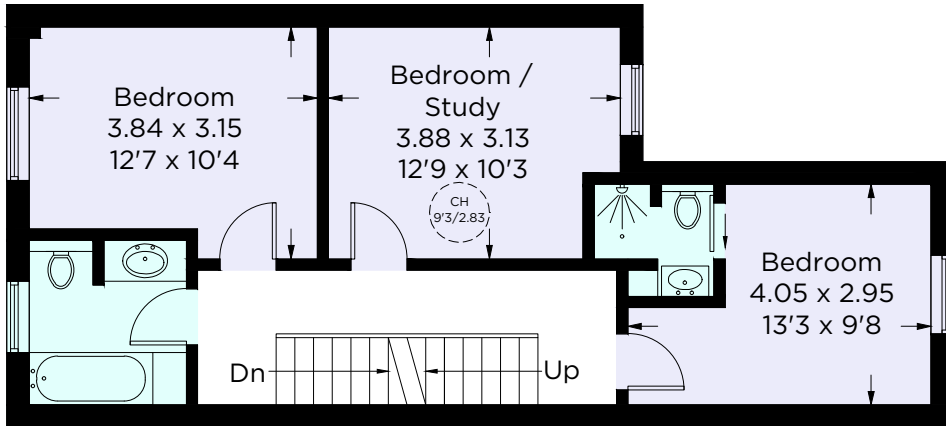
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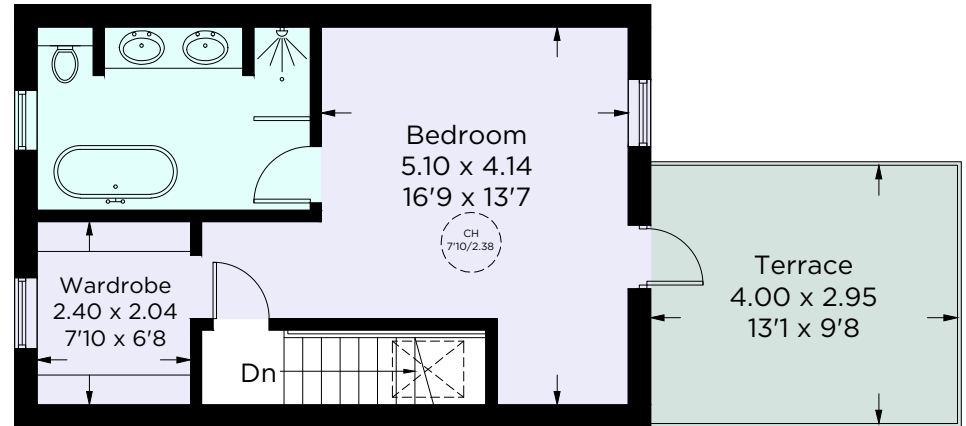




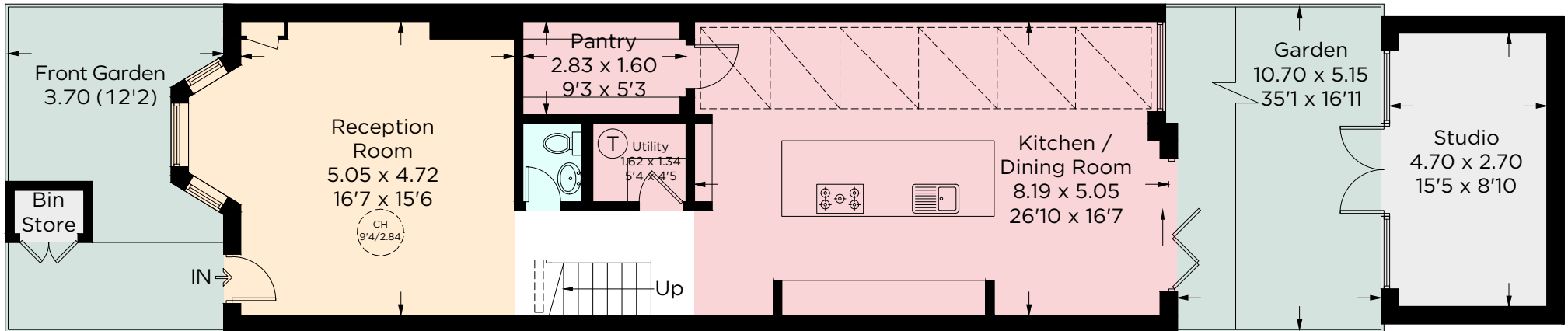
 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor



Ground Floor

Riversdale Road

Approximate Gross Internal Area = 173.7 sq m / 1870 sq ft, Studio = 12.6 sq m / 135 sq ft, Total = 186.3 sq m / 2005 sq ft,

Approximate Gross External Area = 92.5 sq m / 995 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fixtures 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.