



LOVE LIVING HACKNEY



10 Chandos Road, London, N17 6HN
Offers in excess of £800,000





BATHAM

10



P Permitted
holders
only
BGN
Mon: Sat
8 am - 8:30 pm

P Permitted
holders
only
BGN
Event days
Mon: Fri
8 am - 8:30 pm
Sat & Sun
8 am - 8 pm
Public holidays
None: 8 pm

CH
5D

10 Chandos Road

London, N17 6HN

- Beautifully restored three-bedroom Edwardian house
- Excellent transport links, including Bruce Grove Station and nearby Seven Sisters
- Principal bedroom featuring custom-built wardrobes and integrated brushed-brass lighting
- Located within reach of independent cafés and bakeries including With Milk and Dusty Knuckle Bakery
- Bespoke handcrafted pine kitchen
- Potential for a loft extension (STPP) offering scope to create additional space
- Close to Lordship Recreation Ground, Bruce Castle Park and Downhills Park, offering excellent green open spaces nearby
- Original Edwardian encaustic hallway tiles carefully restored and preserved

The Home -

Set along a handsome Edwardian terrace, this beautifully restored three-bedroom house unfolds across approximately 1,373 sqft of carefully considered living space. The current owners have undertaken an extensive and thoughtful renovation, restoring the character of the original architecture while introducing bespoke craftsmanship, natural materials and subtle contemporary design. Original Edwardian details have been carefully preserved throughout from encaustic hallway tiles and pine floorboards to fireplaces, doors and decorative plasterwork creating a home that feels both authentic and quietly refined.

Approached through a landscaped front garden framed by London reclaimed brick walls and sandstone copings, the house sits behind a low boundary wall with slate paving leading to the front door. The sense of care taken with the exterior sets the tone for what lies within: a house where period charm has been sensitively restored and elevated through thoughtful design and high-quality materials.

Chandos Road sits within a vibrant and evolving part of Tottenham, North London, known for its strong local community, growing food scene and proximity to excellent green spaces.



The Indoors

Entry is through a welcoming hallway where original Edwardian encaustic tiles have been restored and polished, immediately setting the tone for the craftsmanship found throughout the home. The staircase rises ahead with its restored pine banister and spindles, while beneath the stairs a bespoke utility space with pine cupboards and an ash worktop neatly houses washing and drying appliances.

At the front of the house, the reception room is arranged around the bay window, allowing natural light to pour across restored pine floorboards finished in Bona Mega extra-matt lacquer. Twin fireplaces have been restored, while original pine doors fitted with honeycomb brushed-brass handles sit alongside decorative ceiling roses finished in Farrow & Ball's Cinder Rose. Bespoke carpentry lines the alcoves, adding practical storage and subtle detail.

To the rear, the house opens into a generous kitchen and dining room, designed as the heart of the home. The floor is finished in Ardex Pandomo polished concrete with wet underfloor heating, creating a seamless, contemporary surface. The kitchen itself is bespoke and handcrafted in pine, with marine ply shelving accents and cabinetry painted in Farrow & Ball's Railings, topped with honed Carrara marble worktops. A restored chimney breast frames the range cooker, with a bespoke Miele extractor installed within the original chimney, blending modern functionality with the historic structure of the house. Large glazed doors connect the space directly to the garden, filling the room with natural light.

Upstairs are three bedrooms with restored pine floorboards finished in Bona Mega extra-matt lacquer. The principal bedroom is finished in Farrow & Ball's Pavilion Grey and features bespoke wardrobes and integrated brushed-brass lighting. Two further bedrooms continue the home's calm aesthetic, including a playful child's room finished in Little Greene's French Grey Pale with bespoke circus wallpaper. The bathroom blends vintage character with modern fittings, centred around a repurposed early-20th-century mahogany dresser vanity topped with Carrara marble, alongside a Bette Comodo bath with brushed brass Coalbrook fittings and natural rubber flooring.

The Outdoors



The garden extends directly from the kitchen, creating a natural continuation of the living space. Immediately outside the house, a terrace finished in polished concrete porcelain paving provides a generous area for outdoor dining, while the garden beyond unfolds with a lawn, raised planting beds and two timber decking areas designed for relaxing throughout the day.

The raised beds are constructed with railway sleepers and planted using Hugelkultur methods, encouraging rich soil and seasonal planting. The garden is east-facing, making mornings here particularly special, as sunlight streams through the kitchen doors and across the dining space. Thanks to its open aspect, the garden continues to enjoy plenty of natural light throughout the rest of the day.

Loving the Location

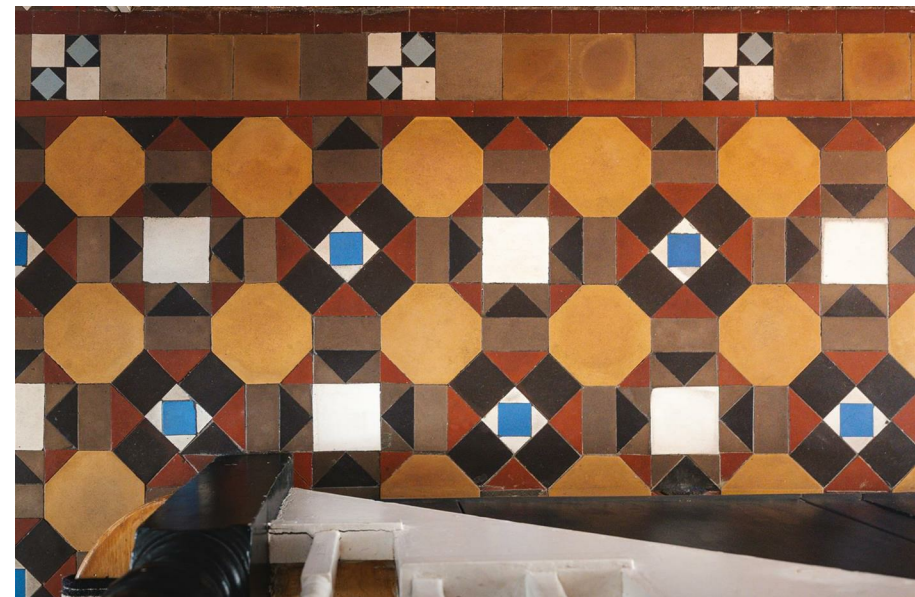
Chandos Road sits within one of Tottenham's most characterful and evolving neighbourhoods, increasingly sought-after for its strong community feel, independent food scene and access to green space.

Nearby Green Lanes, West Green Road and Tottenham High Road offer a lively mix of cafés, restaurants and neighbourhood favourites. Local highlights include With Milk on Lawrence Road, the much-loved Dusty Knuckle Bakery, and the cafés and eateries that line Green Lanes. Cultural venues such as the Bernie Grant Arts Centre add to the area's creative energy.

Green space is plentiful. Lordship Recreation Ground, home to the community-run Hub café, sits nearby alongside Bruce Castle Park and Downhills Park, all offering open lawns, sports facilities and peaceful walking routes. Cyclists will appreciate the nearby CS1 cycle route, providing a direct connection through Stoke Newington towards Liverpool Street.

The wider area continues to evolve with the Tottenham Hale and Fountayne Road Creative Cluster, home to independent studios, creative workspaces and venues including Archives and the popular Stronghold climbing centre.

Transport connections are excellent. Bruce Grove Station, on the Weaver Line, provides direct services to London Liverpool Street, while Seven Sisters Station offers both the Victoria Line Underground and Overground, placing central London within easy reach.





Floor Plans



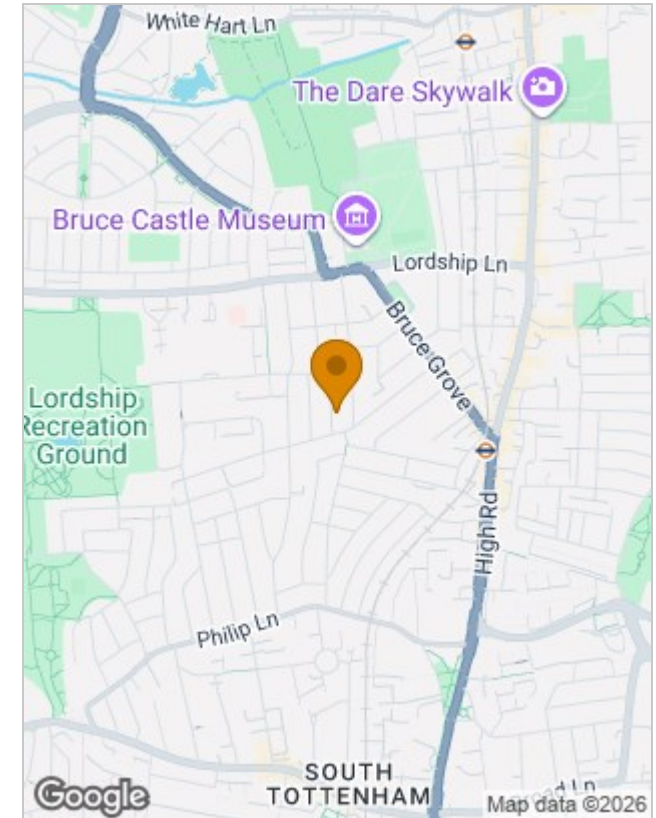
Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Studio 74, Containerville 1 Emma Street, London, E2 9DT
Tel: 0203 005 2600 Email: hello@loveliving.uk <https://www.loveliving.uk>

Location Map



Energy Performance Graph

