



Vivian Road, London, E3

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Nestled on a tree-lined street within the Driffield Conservation Area is this three bedroom, two storey period house, a diamond in the rough ready for a new lease on life. This renovation project offers a unique opportunity to breathe fresh life into a piece of history and the next owner to restore this desirable home back to its former glory.



Freehold

- Two Storey Victorian House
- Three Bedrooms
- Options To Extend (Mansard and Rear Extension) Subject To Planning Approval
- Driffield Road Conservation Area
- Scope To Add Value Through Improvement and Re-Development
- 1350 Sq/Ft Internal Living Space

A variety of development / extension / reconfiguration options are available (subject to planning).

Viviain Road borders the award-winning Victoria Park one of east London's most spacious alfresco-eating spots, with two lakes, a boating pond, the much loved Pavilion (waterside) café, playgrounds, and a scattering of other Instagram-worthy delights. In close proximity is the renowned Chisenhale Gallery, famous for presenting some of the world's most celebrated artists.

Excellent transport links are nearby, including several bus routes into the City, whilst Bethnal Green underground and Mile End (Central, District and Hammersmith & City) are approximately one mile away. Both Canary Wharf and City Airport are a mere 20 minute train journey.

FREEHOLD
COUNCIL TAX BAND E

Vivian Road, E3

Approx. Gross Internal Area 1350 Sq Ft - 125.42 Sq M



Basement Floor

Floor Area 200 Sq Ft - 18.58 Sq M

Ground Floor

Floor Area 644 Sq Ft - 59.83 Sq M

First Floor

Floor Area 506 Sq Ft - 47.01 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.