



Vivian Road, London, E3

BUTLER & STAG



Guide Price - £1,250,000 to £1,275,000

Nestled on the picturesque and highly sought-after Vivian Road, this beautifully presented four-bedroom Victorian family house offers a rare opportunity to own a substantial period home in the heart of the Driffield Road Conservation Area. Retaining a wealth of original features and thoughtfully modernised throughout, the property is ideally suited for family living while enjoying the timeless character and charm typical of this historic East London enclave. Just moments from the vibrant Roman Road and within walking distance of the green open spaces of Victoria Park, the location is as desirable as the property itself.



Freehold

- Four Bedroom Victorian Terraced House
- Vivian Road In Driffield Road Conservation Area
- Period Features Throughout
- East Facing Family Garden
- Potential To Extend
- Close To Victoria Park

Upon entering, you're welcomed by a bright entrance hallway with original wooden floors, setting the tone for the rest of the home. The double reception room offers versatile living and entertaining space, featuring ornate fireplaces, large bay windows, and elegant detailing that speaks to the home's Victorian heritage.

The ground floor offers a well-proportioned double reception room, ideal for both entertaining and family life, with wooden floors and plenty of natural light. This can be arranged and used as multiple rooms giving you flexibility that suits your families needs. On the lower ground floor you have a spacious kitchen and dining area leads directly to a delightful east-facing garden—a peaceful retreat that enjoys morning sun, perfect for gardening, outdoor dining, or simply relaxing.

Upstairs on the first floor, you'll find two further generously sized bedrooms, each offering flexibility for growing families, guest accommodation, or a home office. The family bathroom is positioned on the ground floor and finished with traditional touches, there is potential to add an additional bathroom or extend, subject to planning permission.

Vivian Road is perfectly positioned in the heart of Bow, within the cherished Driffield Road Conservation Area, known for its strong sense of community and distinctive Victorian architecture. Roman Road with its mix of local shops, cafes, and a thriving street market is just a short stroll away, as is the beautiful Victoria Park, offering acres of green space, a boating lake, playgrounds, and weekend markets.

Transport connections are excellent, with Mile End (Central, District & Hammersmith & City lines) and Bow Road Underground stations within easy reach, providing quick links to the City, Canary Wharf, and beyond.

This is a rare opportunity to acquire a characterful Victorian home in a tranquil yet well-connected East London neighbourhood—ideal for families seeking space, charm, and lifestyle on their doorstep.





Vivian Road

Approx. Gross Internal Area 114.1 Sq M (1228.1 Sq Ft)

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Lower Ground Floor

Approx. 39.8 sq. metres (428.8 sq. feet)



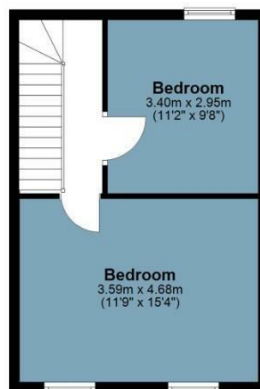
Ground Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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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.