Old Ford Road, London, E2

BUTLER & STAG

Open Day - Saturday 30th August 2025

Guide Price £1,200,000 - £1,300,000
This charming and extended three-bedroom Victorian residence is perfectly positioned on sought-after Old Ford Road, just a short stroll from the main gates of the iconic Victoria Park. Lovingly renovated to a high standard, the property blends period character with modern style, offering an inviting and ready-to-move-into living space.

Freehold

- Victorian House (Freehold)
- Two Bathrooms
- Spacious And Light Filled Layout (extended to ground floor- Kitchen/Diner)
- Three Bedrooms
- South Facing Garden
- Solid Oak Flooring (Reception Room) / Under Floor Heating / Double Glazed Sash Windows

The ground floor has been extended to create a spacious, light-filled layout. The kitchen dining area is a true statement space, combining striking aesthetics with exceptional craftsmanship. The olive green flat-panel cabinetry is complemented by a rich bronze splash back and pristine marble work surfaces, creating a warm yet contemporary palette. Underfoot, polished concrete flooring lends an industrial edge while offering durability and easy maintenance. Every detail has been carefully considered to balance style and function, resulting in a kitchen that's as beautiful as it is practical.

The double through reception room is generous in scale and brimming with natural light, the room offers an impressive setting for both relaxing and entertaining. Solid oak flooring runs the length of the space, enhancing the sense of flow, while a neutral colour palette provides a calm, timeless backdrop. The oversized sash windows flood the room with sunlight and frame charming views, highlighting the home's Victorian character.

Upstairs, you'll find three well-proportioned bedrooms, two of which feature fitted bespoke wardrobes designed to maximise storage while maintaining clean, elegant lines. The home boasts two stunning modern bathrooms, each finished to an exceptional standard with sleek fixtures, contemporary tiling, and concealed shower and bath valves for a seamless, minimalist look.

Bathed in sunlight throughout the day, the private south-facing garden offers an inviting outdoor retreat. Designed for easy maintenance, it features elegant planting and a striking mature olive tree, adding Mediterranean charm and year-round interest.

With its characterful façade, elegant interiors, and ready-to-move-in condition, this home offers the rare opportunity to enjoy both the tranquillity of park-side living and the vibrant amenities of the surrounding area.

Old Ford Road

Approx. Gross Internal Area 108.8 Sq M (1170.7 Sq Ft)

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.

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