



Zealand Road, London, E3

BUTLER  STAG



Guide Price £1,500,000 - £1,600,000
Set within the Driffeld Road Conservation Area and forming part of this charming residential enclave (Zealand Road), this beautifully renovated mid-19th century residence offers the perfect blend of period character and contemporary refinement. Extended to the ground floor and thoughtfully designed across three stories with an elegant mansard roof, the home provides a bright and expansive living space and an exceptional standard of living for modern family life.



Freehold

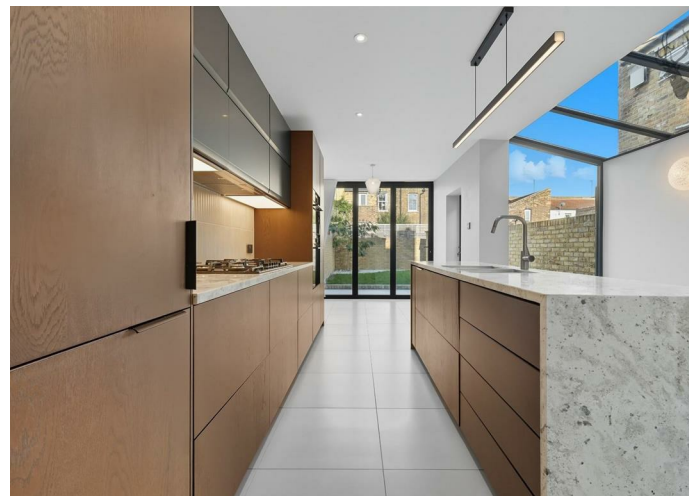
- Three Storey Mid-19th Century Victorian House
- Four Bedrooms
- Air Conditioning - Kitchen & Top Floor Bedroom
- Glass Roof Extension (Kitchen Diner) & Mansard/Loft Room
- Two Bathrooms & Down Stairs Toilet
- Period Features - Sash Windows / Colum Radiators / Coving / Ceiling Roses / Feature Fire Places

The house presents a smart façade that contributes to the repetitive and rhythmic character of the streetscape with its sash windows, wrought iron railings to front boundary line and London stock brick work to name all but a few.

Behind its handsome façade lies a meticulously finished interior where every detail has been considered. Entering the front door you are greeted with a wider than average welcoming entrance hall with contrasting oak flooring which runs through in to double through reception room. Heading into the reception room you immediately acknowledge the striking black Victorian fireplace which complements the additional period features of the sash windows, cove corning and column radiators adding depth and character to the room. The interior has been finished in a calm, neutral palette, creating a timeless backdrop that allows natural light to flow effortlessly through the home.

The heart of the home is the extended kitchen diner, bathed in natural light from a stunning glass roof and opening seamlessly to the garden through bi-fold doors. Designed with both style and functionality in mind, the space features luxurious granite work surfaces and a central island that serves as both a workspace and a social hub. Sleek, contrasting dark flat-panel cabinetry provides a contemporary edge, while integrated high-end appliances complete this exceptional kitchen, blending modern convenience with a sophisticated aesthetic. Finishing off the downstairs is a cloakroom which has been finished with a touch of elegance, featuring an Brutalist-inspired sink sourced from the Barbican. This distinctive piece adds a sense of design heritage and individuality, elevating the space beyond the ordinary and making even the most practical room in the house a statement of style.

Upstairs the natural light pours in with well positioned sash windows, illuminating the landing/hallway. The principal bedroom boasts a lavishly sized dimension which





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Approx. Gross Internal Area 117.6 Sq M (1265.5 Sq Ft)

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Ground Floor
Approx. 49.1 sq. metres (528.4 sq. feet)



First Floor
Approx. 50.3 sq. metres (540.9 sq. feet)



Second Floor
Approx. 18.2 sq. metres (196.2 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.

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