



Balmoral Road, London, E10

BUTLER & STAG



This exceptional three bedroom home offers a rare opportunity to enjoy period elegance with contemporary comfort, making it an ideal choice for those seeking a stylish and energy-efficient property.



Freehold
Asking Price £795,000

This beautifully renovated three bedroom period home seamlessly combines classic charm with modern efficiency. The ground floor is home to the large open plan living space which offers direct access to the courtyard garden. Notably, the bespoke Holte kitchen includes Bosch integrated appliances and new Quooker hot tap.

On the first floor you are welcomed by two generously proportioned bedrooms that are conveniently serviced by the large family bathroom. The second floor is home to the principle bedroom boasting a fantastically designed en-suite and eve storage.

The house has been meticulously designed to include elegant cast iron radiators alongside a sophisticated colour palette using Dulux Heritage and Little Greene paint. Original period details have been reinstated, including Victorian-style skirting, coving, and architraves around the sash windows and timber doors on the ground and first floors. The bathroom has been tastefully finished with tiles from Claybrook Studio, adding to the home's refined aesthetic.

The property has been upgraded throughout with high-quality materials and meticulous attention to detail. New aluminium, thermally efficient glazing, supplied by Fluid Glass, has been installed to the side and rear, enhancing both energy efficiency and aesthetics. The original brickwork has been carefully sandblasted, repaired, and repointed, preserving the character of the home. All external plasterwork has been fully restored and repainted, while a new front door, complete with a tiled entrance, adds to the property's curb appeal.

Practical enhancements include a fully tanked cellar with a sump pump, providing valuable storage space. Insulation has been added to the external walls, ground floor, and roof, significantly improving energy efficiency. As a result, the property boasts a mid-B energy rating, ensuring low running costs—substantially higher than the average for the road.



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Approx. Gross Internal Area 95.9 sq. metres (1031.8 sq. feet)

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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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Prepared on behalf of Butler & Stag
Land and New Homes

If you have any further questions
please don't hesitate to contact us on
the details below

BUTLER & STAG

☎ 020 4542 2999

🏠 Unit 6 Buckingham Court Rectory Lane, Loughton,
Essex. IG10 2QZ

✉ enquires@butlerandstag.com

www.butlerandstag.uk

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.