



Ground Floor

First Floor

Total Area: 101.1 m² ... 1088 ft²
All measurements are approximate and for display purposes only

Kitchen/Reception Room
18'4" x 16'1"

Bedroom
8'8" x 16'5"

Bedroom
9'4" x 12'9"

Bedroom
8'5" x 11'4"

Bedroom
10'11" x 8'7"

Ensuite
6'7" x 4'6"

Bathroom
6'9" x 6'9"

WC
7'2" x 4'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BEAUMANS DRIVE, WALTHAM FOREST Offers In Excess Of £500,000 Leasehold 4 Bed Flat



Features:

- Split Level Flat
- Four Bedroom
- Beautifully Presented
- 1088sq ft

A captivating, beautifully presented, four bedroom, two bathroom family home. You're close to Lloyd Park, just moments from Walthamstow Wetlands and with lots of independent breweries, taprooms and restaurants to visit on Blackhorse Lane.

You can be immersed in the lush, green expanse of Walthamstow Wetlands less than twenty minutes after stepping out your front door. Alternatively, the cultivated Victorian gardens of Lloyd Park are less ten minutes away on foot.

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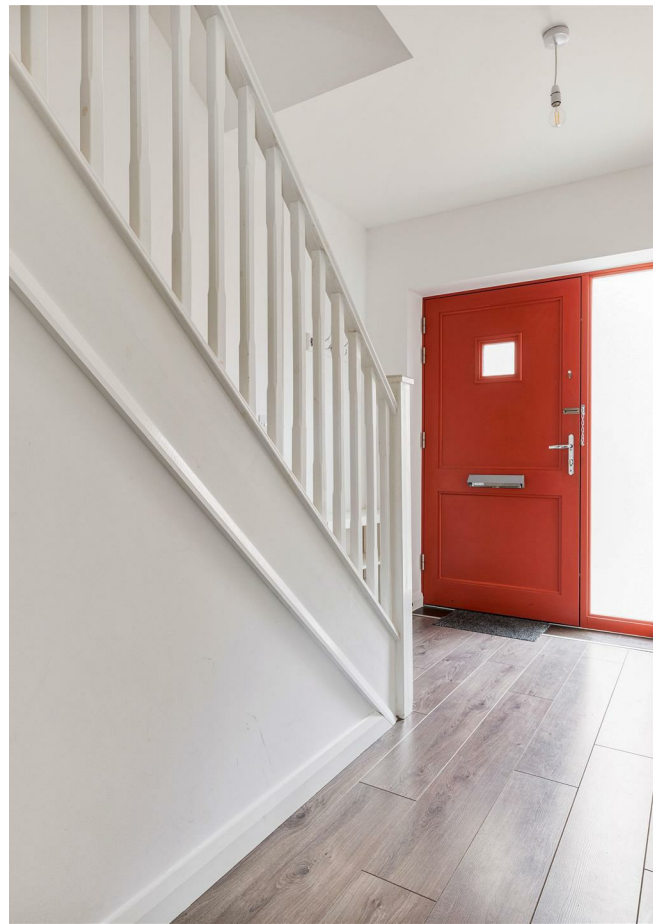
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IF YOU LIVED HERE...

Step inside and there's plenty of bespoke storage in your entrance hall for bags, coats, shoes and even bikes. There's also a handy ground floor WC, with pristine slate grey tilework and chrome fixtures and fittings. Two double bedrooms sit off the hall, both with soft velvety carpet underfoot and bright windows illuminating the space. Stairs lead up to your first floor, where you'll find two more sizeable double bedrooms.

The principal sleeper has a luxurious en suite shower room and some extra purpose built storage. Your family bathroom has more of those oversized slate grey tiles, sleek chrome fixtures and fittings, and a shower over the tub. Through in your enormous, open plan kitchen and reception room, there's smooth engineered hardwood flooring, stainless steel integrated appliances, two large bright windows and accent lighting throughout.

Outside, it's only twenty five minutes on foot (or ten by bike) to Walthamstow Central station. From here, you've a choice of fourteen and eighteen minute Victoria line connections to King's Cross and Oxford Circus respectively, or take the Overground through to Liverpool Street in eighteen minutes. The

Hackney Brewery and High Hill Taproom is less than a mile away, where you'll find an astonishing range of craft beers, music and theatre events, as well as some great vintage makers markets. It's also a great starting point for a day of meandering down the much loved Blackhorse Beer Mile.

WHAT ELSE?

- There's a wonderful selection of schools nearby. Seventeen primary and secondary schools within a mile of your home have achieved a rating of 'Outstanding' or 'Good' from Ofsted.
- For a fun family day out with a difference, we recommend Jurassic Falls Adventure Golf, just a three minute drive away. Where the dinosaur themed mini golf course provides just as much entertainment for adults as it does for children.
- On date night, Burnt Faith Brandy House is well worth the twenty minute stroll. The first of its kind in the UK, this distillery and chic converted warehouse bar makes a great place for pre or post dinner drinks.



A WORD FROM THE OWNER...

"The properties and their soulful character is amazing. However, the only thing that tops it, is the beautiful neighbours.

We all look out for each other."

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