



**Price**  
**£450,000**

**Leasehold**

2x  2x  1x 

**Beresford Road,  
Walthamstow, E17**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Split-level period conversion apartment
- Spacious and versatile layout
- Two modern bathrooms
- Private section of rear garden
- Located on sought-after Beresford Road in Walthamstow
- Close to Walthamstow Central's transport links and amenities

## Accommodation

### FIRST FLOOR

Kitchen/Breakfast Room: 20'3 x 9'8 (6.18m x 2.95m)

Lounge/Dining Room: 13'9 x 11'4 (4.19m x 3.46m)

Bedroom 1: 11'2 x 10'1 (3.41m x 3.08m)

Bathroom

### SECOND FLOOR

Bedroom 2: 14'4 x 8'5 (4.37m x 2.57m)

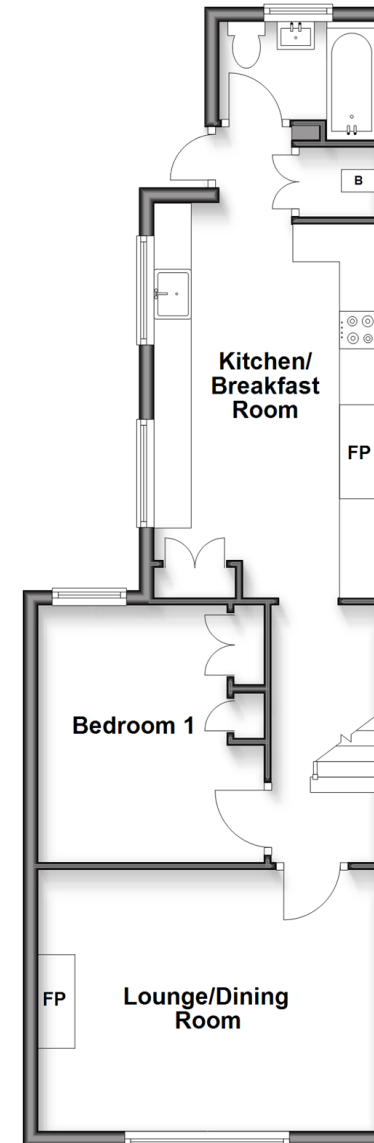
En-Suite

### OUTSIDE

Communal Gardens

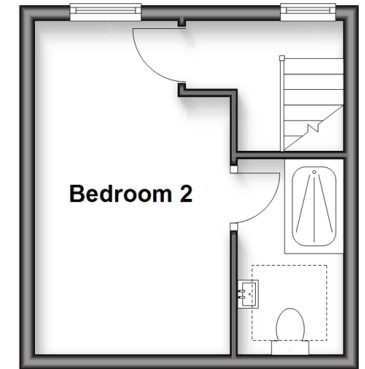
### First Floor

Approx. 53.1 sq. metres (571.7 sq. feet)



### Second Floor

Approx. 18.5 sq. metres (198.7 sq. feet)



**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale