

Beulah Road

Approximate Gross Internal Area
 Ground Floor = 46.8 sq m / 504 sq ft
 First Floor = 61.1 sq m / 658 sq ft
 Outbuilding = 121.0 sq m / 1302 sq ft
 Total = 228.9 sq m / 2464 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

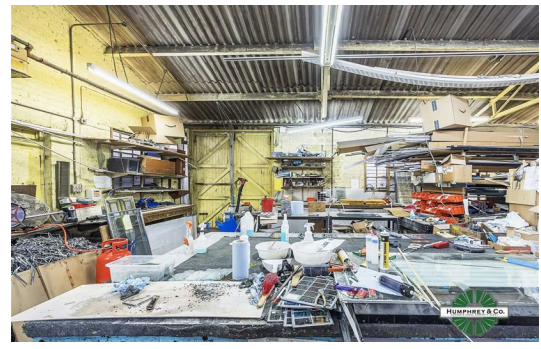
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Directions

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**2 Bed
 House
 located in**



38 A Beulah Road

Walthamstow
E17 0LQ

Guide price £1,100,000
Freehold



Guide Price 1,100,000 - £1,200,000

Humphrey & Co Estates are pleased to present to the sales market this spacious freehold Factory which has great opportunity to develop or use as it is currently a running glass business. This property is currently has ample potential to develop in to flats and build a house in the rear subject to planning. This property has been a family business since 1970s and ever since has been used as a glass factory.

This property comprises from an entrance to main area of shop front in the main building, rear of the building is the office areas for the business. Upstairs there are three spacious room and bathroom.

Other Benefits to this site there are three out building at the rear which one of them is the current glass factory, there is a side entrance to the side of the main entrance to the business. We highly recommend early viewings to appreciate the potential and space available and please do speak with our team for options in development.

- Running Business



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

