






Beulah Road, Walthamstow, London, E17

Guide Price £550,000

Share of Freehold

FOR SALE

 1  1  2

- Guide Price: £550,000-£600,000
- 2 Bedroom modern Split-level first floor conversion flat
- Well presented throughout
- Double glazing & Gas central heating
- Walthamstow Village location
- Walthamstow Central Victoria line tube station: 0.6 mile
- EPC rating: C (78)
- Balcony
- Chain-free
- Internal: 777 sq ft (72 sq m)

Guide Price: £550,000-£600,000. A stunning, completely refurbished flat on Beulah Road. This two bedroom, split level property sits on one of the best roads in Walthamstow Village, and is perfectly located for everything that this brilliant part of East London has to offer. It's a short stroll from Orford Road, with it's eclectic mix of cafes, bars and eateries, whilst also being easily walkable to Walthamstow Central station for when the commute to the office can no longer be put off.

Internally this beautiful flat is light, bright and turn key ready. The monochrome finish throughout adds to the feeling of light and space, and we think it will be a wonderful place to both relax and entertain. To the front of the first floor there is a spacious reception room, easily able to accommodate both lounging and dining areas. Both of the bedrooms are solid doubles, with the larger of the two situated in the loft conversion, accessible via its own separate staircase. Both the kitchen and bathroom are sleek and modern, with the latter having a rainfall shower over the tub.

The property also offers the possibility (subject to obtaining planning permission, consents etc) to create a roof terrace directly off the loft bedroom, further enhancing this amazing flat.

This is an exceptionally well presented flat, on a highly desirable road in the Village. It really doesn't get much better than that! Shall we take a look...?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door leading to flat,

Entrance

Via flat entrance door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Reception Room

22'10 x 11'7

Kitchen

10'10 x 5'0

Bedroom

10'3 x 8'2

Bathroom

7'7 x 5'0

Second Floor (Loft)

Door to:

Master Bedroom

16'6 x 11'7

Balcony

Additional Information:

Head Lease Term: 999 years from 2024

Head Lease Remaining: - 999 years remaining

Ground Rent: £0 - N/A (Peppercorn)

Service Charge: £0 - N/A

Local Authority: London Borough Of Waltham Forest

Council tax band: Unknown - Yet to be registered

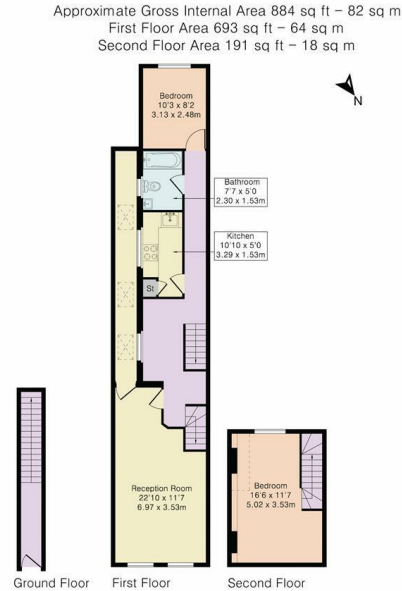
Notice:

All photographs are provided for guidance only.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

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	

MAP



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