




Beulah Road, Walthamstow, London, E17

Guide Price £600,000

Share of Freehold

FOR SALE

 1  1  2

- Guide Price: £600,000-£650,000.
- 2 Bedroom modern ground floor conversion flat
- Refurbished throughout
- Double glazing & Gas central heating
- Walthamstow Village location
- Walthamstow Central Victoria line tube station: 0.6 mile
- EPC rating: C (76)
- 45'5 x 13'1 Rear garden & studio space
- Chain-free
- Internal: 937 sq ft (87 sq m)

Guide Price: £600,000-£650,000. A stunning reimagining of former retail premises on Beulah Road into an exceptional two bedroom garden flat.

This amazing property sits on one of the best roads in Walthamstow Village and is ideally located for everything that this brilliant part of E17 has to offer. It's a short stroll from Orford Road, with its eclectic mix of cafes, bars and eateries, whilst also being easily walkable to Walthamstow Central station for when the commute to the office has become a necessity.

Internally this beautiful flat is box fresh and ready to go. The monochrome finish throughout adds to the feeling of light and space, aided by plenty of glazing in the form of skylights, windows and fully glazed doors. To the front there is an open plan kitchen/diner/lounge with beautiful flooring underfoot (which continues throughout) and smart fitted units and worktops. It's the ideal spot for both entertaining and relaxing. Both bedrooms are doubles, and each has its own door out to the private garden beyond. The bathroom is sleek and modern, with shower over the tub.

Wander outside and you'll find a bonus. At the far end of the generously proportioned garden there is an studio space. It has lighting and electrics and would in our view make a fantastic home office or gym. It also has a separate storage section within it to store all of your gardening equipment.

This is a totally awesome flat, on a highly desirable road in the Village. Is it your next home...?

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DIMENSIONS

Entrance

Via front door directly leading into:

Open Plan Reception/Kitchen

31'9 x 87

Open to:

Hallway

Door to bedroom one, bedroomn two & bathroom.

Open Plan Reception/Kitchen.

Bedroom One

13'9 x 8'6

Door to rear garden.

Bedroom Two

11'6 x 7'11

Doors to rear garden.

Bathroom

7'1 x 5'11

Rear Garden

45'5 x 13'1

Access to Office/Studio Outbuilding & storage.

Studio Space

19'8 x 9'10

Door to storage area.

Storage

13'4 x 7'10

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

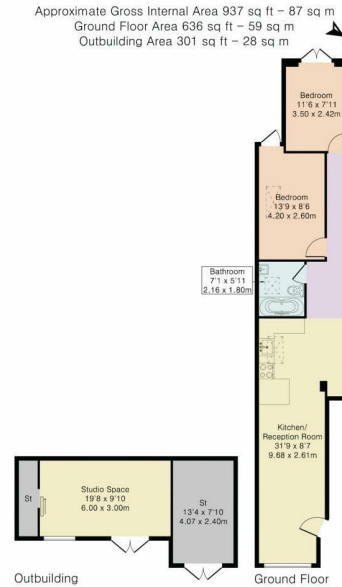
Notice:

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



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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