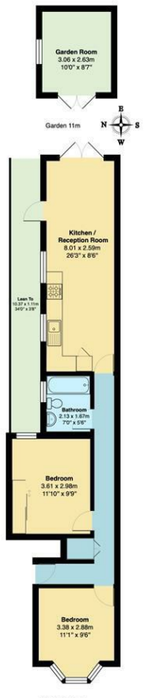


Total Area: 63.0 m² ... 678 ft² (excluding lean to)
All measurements are approximate and for display purposes only.

Bedroom
11'1" x 9'5"

Bedroom
11'10" x 9'9"

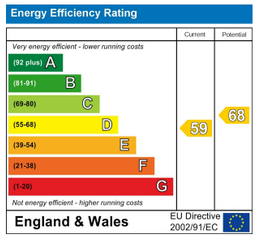
Bathroom
6'11" x 5'5"

Kitchen / Reception Room
26'3" x 8'5"

Lean to
34'0" x 3'7"

Garden
36'1"

Garden Room
10'0" x 8'7"



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BEULAH ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold
2 Bed Apartment - Conversion

Features:

- Two Bedrooms
- Ground Floor Victorian Conversion
- Beautifully Presented
- Open Plan Kitchen Lounge
- Private Rear Garden
- Garden Studio
- Walthamstow Village Location

This attractive ground floor Victorian conversion offers a harmonious blend of period character and contemporary comfort. With two well-proportioned bedrooms and a thoughtfully designed open-plan kitchen and lounge, the interiors feel bright and inviting. A private rear garden provides a peaceful outdoor retreat, enhanced by a versatile garden studio ideal for work or creative use. Set in the heart of sought-after Walthamstow Village, the home enjoys a vibrant community atmosphere alongside an excellent array of independent shops, cafés, and dining options, making it an appealing choice for both relaxation and city living.

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IF YOU LIVED HERE...

Fronted by a handsome façade of traditional brickwork, highlighted by white accents, a graceful bay window, and an arched doorway, the property makes a delightful first impression. Stepping inside, the hallway extends a light-filled welcome, with pale-toned walls, polished timber underfoot, and decorative cornicing. A built-in cupboard offers neatly concealed storage.

The bay-fronted bedroom is bathed in natural light, with crisp walls and refined detailing enhancing the sense of space. Underfoot, the same rich timber tones continue, adding warmth and flow. A second, equally inviting bedroom maintains the theme of elegance, with soft, warm-hued walls, intricate cornicing, and a restful atmosphere.

A graceful transition leads into the bathroom, where glossy brick-patterned tiling pairs with warm wood accents. A panelled bath with overhead shower is set against patterned floor tiles, while frosted windows gently diffuse daylight.

To the rear, the kitchen, dining, and lounge areas merge into a bright open-plan living space. Glossy cabinetry, wood worktops, and textured tiled splashbacks bring a contemporary edge, framed by decorative cornicing. There's ample space for both dining and lounging, making it ideal for everyday living and entertaining. French doors open to the garden, blurring the boundary between indoors and out.

The garden is an intimate retreat, with a lawn bordered by raised planters and flourishing greenery. At its far end, a contemporary timber-clad studio offers an inspiring setting for work or creative projects, its wide glazed doors opening to embrace the fresh air and verdant outlook.

Nestled within the heart of Walthamstow Village, this location blends a welcoming community feel with an enviable selection of independent shops, acclaimed eateries, and cosy pubs. Just a short stroll away, you can enjoy brunch or dinner at favourites such as Eat 17, or unwind with a drink at The Village Pub. The area is rich with character, from artisan bakeries and boutique stores to charming cafés perfect for a leisurely afternoon. Nearby, the neon wonderland of God's Own Junkyard offers a one-of-a-kind visual feast, while Wood Street Indoor Market brims with vintage treasures and curiosities. For green escapes, Lloyd Park and the tranquil Bulrush Pond in Epping Forest are both within easy reach.

WHAT ELSE?
Just over ten minutes away, Walthamstow Central Station offers both Underground and Overground services, with the Victoria Line providing quick access to the West End and the Overground linking to Liverpool Street. Walthamstow Queen's Road Station is also within easy reach, offering further convenient connections. Together, these stations provide excellent transport links, making travel across the capital smooth and straightforward.

A WORD FROM THE OWNERS...

"Walthamstow Village has been a dream neighbourhood for us. It has the feel of a small community but all the benefits of being a quick hop from central London. Beulah Road is one of its nicest streets - quiet, friendly and right in the heart of Walthamstow. We're mere seconds from Orford Road's shops, restaurants and cafes - The Good Egg and Home Tipple being some of our favourites. The street is also home to an exceptional greengrocer and butcher. There are countless tantalising pastry shops in the area - Suba, Chocolatine and Pavilion are some of the best. Other favourite spots include the wonderful Ruttle and Rowe in St Mary's Church and Huck's on Grove Road. We're also a short walk from Lloyd Park, Wood Street and Walthamstow Central. Nature is on our doorstop - nearby Hollow Ponds is an oasis of calm and we can walk to Epping Forest almost entirely off-road. The local services are excellent. We have a great garage, a friendly GP office and a huge array of activities for children. We're also in the catchment area for some excellent schools. Most of all we've loved feeling part of a community here - bumping into friends and neighbours wherever we go."

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