

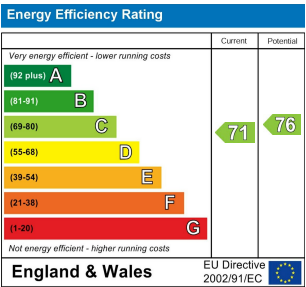
Reception Room
12'0" x 10'5"

Bedroom
11'6" x 8'0"

Bathroom
6'9" x 5'7"

Kitchen / Diner
11'10" x 9'0"

Garden
26'2" x 15'8"



BEULAH ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold
1 Bed Flat



Features:

- One Bedroom
- Victorian Ground Floor Flat
- Well Presented Throughout
- Kitchen Diner
- Private Section of Rear Garden
- Ideal First Time Purchase
- Walthamstow Village Location
- Close to Walthamstow Central Station

Set within the heart of Walthamstow Village, this beautifully presented one bedroom Victorian ground floor flat pairs timeless character with a calm, contemporary finish. With a spacious kitchen diner, its own private section of the rear garden and Walthamstow Central just a short walk away, it's a home that's perfectly placed for making the most of everything this much-loved neighbourhood has to offer.

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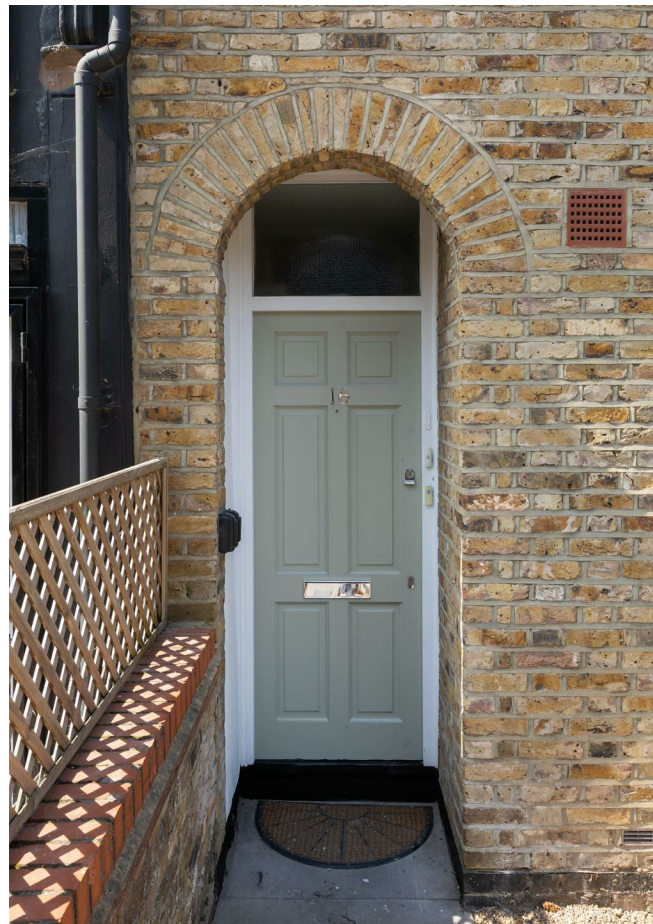
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IF YOU LIVED HERE...

Stepping through your own front door, you're welcomed into a central hallway that connects each room with an easy, practical flow. At the front of the property, the reception room is bright and inviting, with a large window drawing in plenty of natural light. Soft, neutral décor and pale timber flooring create a calm backdrop, making it easy to settle straight in. Alongside, the double bedroom continues the same understated style, offering a restful retreat with space for additional storage.

To the rear, the kitchen diner is generously arranged for both cooking and everyday dining. Sage green shaker-style cabinetry is paired with crisp white worktops, creating a bright, fresh space with plenty of natural light. There's ample room for a dining table where friends and family can gather. The bathroom sits just beyond, finished in a clean, contemporary style with a bath and overhead shower. A door from the kitchen opens directly onto your private section of the rear garden, creating a peaceful outdoor space for morning coffee, a little gardening or relaxed

evenings during the warmer months.

Living here also places you in one of Walthamstow's most sought-after neighbourhoods. Walthamstow Village is moments away, with its independent cafés, restaurants and historic streets creating a wonderful sense of community, while Walthamstow Central provides quick Victoria line and Overground connections across London.

WHAT ELSE?

- Wander into Walthamstow Village for favourites including Eat 17, Pavilion Bakery, The Castle and a fantastic choice of independent cafés, shops and restaurants.
- Walthamstow Central Station is within easy walking distance, offering swift Victoria line and Overground services into the City and West End.
- Lloyd Park, the William Morris Gallery and Walthamstow Wetlands are all close by, giving you plenty of green space to explore throughout the year.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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