

## BEULAH ROAD, WALTHAMSTOW

£2,200 Per Calendar Month  
 1 Bed Flat



### Features:

- Victoria Conversion
- Large One Bedroom
- Newly Refurbished
- High Spec Finish
- Original Wood Floors
- Restored Period Features
- Available April
- Huge Private Garden
- Walthamstow Village Location

This beautiful one-bedroom apartment is situated on the ground floor of a period conversion, right in the heart of the highly sought-after Walthamstow Village Conservation Area, making it something of a rare find.

You have spacious rooms, timber floorboards, beautiful period features, a private garden and plenty of light throughout. Despite the peace and quiet, it's less than half a mile on foot to Walthamstow Central station, providing access to the Victoria line and Weaver Overground.

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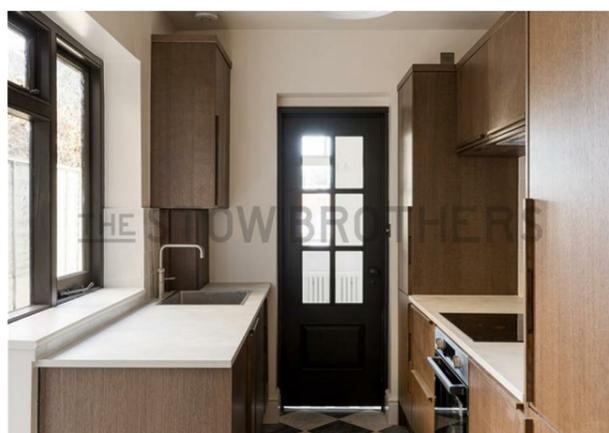
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#### IF YOU LIVED HERE...

Beyond that charming frontage, your reception is bright and spacious, with timber floorboards, immaculate decor and characterful features such as the ceiling rose and vintage-style radiator.

The bedroom is a comfortable double, complete with soft carpeting, pristine decor and a sash window painted in contrast.

Your kitchen is just as impressive, with pristine timber-style cabinets, monochrome flooring, high-spec appliances and sleek worktops. The bathroom is just as considered, with vintage-style fittings such as the striking washstand basin and an overtub shower.

To the rear, you have a gorgeously secluded garden, complete with a shingle seating area, lawn and mature foliage.

As for beyond, you'll love the charming and eclectic architecture found on Beulah Road. The entire Walthamstow Village neighbourhood is steeped in history and packed with a wonderful mix of amenities that the national press can't stop talking about.

Just a few metres away on Orford Road, you'll find everything from lifestyle boutiques like Pavement and Word to unique grocery stores such as the award-winning Eat 17 and beautifully curated Bora & Sons. Grabbing lunch on the go? You're spoiled for choice with poke bowl specialist Peeld, Orford Fish & Chips and The Village Bakery nearby. For dinner, Ruff's Bistro is a fantastic option.

Beyond the village hub, the wider area is dotted with brilliant spots, including authentic sushi takeaway Ohba Leaf Kitchen at the end of your street and the Castle gastropub just a block west.



#### WHAT ELSE?

- Despite being in such a vibrant hub, you're surrounded by excellent green space. Lloyd Park (home to the William Morris Gallery) is around 20 minutes north, Fellowship Square with its impressive fountains is nearby, and Hollow Ponds, on the edge of Epping Forest, is around 15 minutes east.
- Next to Walthamstow Central, you'll find the 17&Central shopping centre and a host of amenities along the High Street. Forest Cinema has been a brilliant addition to the community, and Hoe Street continues to evolve, with Soho Theatre Walthamstow a welcome addition offering top class entertainment.
- You're also only a couple of minutes on foot from the Ravenswood Industrial Estate, home to the ever-popular God's Own Junkyard, as well as Pillars, Trap, Mother's Ruin and Malt Haus.

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