



Beulah Road, Walthamstow, London, E17

£2,000 PCM

Unfurnished

TO LET

 1  1  2

- 2 bedroom Victorian ground floor conversion flat
- Gas central heating
- Utility room
- Walthamstow Village location
- Walthamstow Central tube station: 0.5 mile
- Deposit: £2307.69
- EPC rating: 68 (D) & council tax band: B
- Rear garden: approx 40ft
- On street residents permit parking
- Internal: 490 sq ft (46 sq m)

A charming two bedroom garden flat on Beulah Road. Located on one of the most popular streets in the Village, this delightful flat is as brilliantly located as it is beautifully presented. It offers easy access to the many bars and eateries of Orford Road, as well as to Walthamstow Central station for the daily commute.

Internally there is a double bedroom to the front, with beautiful wood flooring and shuttered bay window. Directly behind, off the hallway, is the three piece bathroom, followed by the second bedroom, which would make a brilliant home office. Towards the rear of the property you'll find the reception room, galley style kitchen and utility room. From the latter you have access to the private, courtyard garden.

Great property, fab location – shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Access to reception room, bedroom one, bedroom two & bathroom.

Reception Room

11'10 x 10'6 (3.61m x 3.20m)

Access to:

Kitchen

8'6 x 6'7 (2.59m x 2.01m)

Door to:

Utility Room

8'6 x 5'11 (2.59m x 1.80m)

Door to kitchen & rear garden

Bedroom One

11'10 x 11'2 (3.61m x 3.40m)

Bedroom Two

8'6 x 5'11 (2.59m x 1.80m)

Bathroom

8'6 x 4'7 (2.59m x 1.40m)

Rear Garden

approx 40' (approx 12.19m)

On street residents permit parking

Additional Information:

Length of tenancy - Minimal 6 months with 3 month break clause (Subject to negotiation)

Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

Notice:

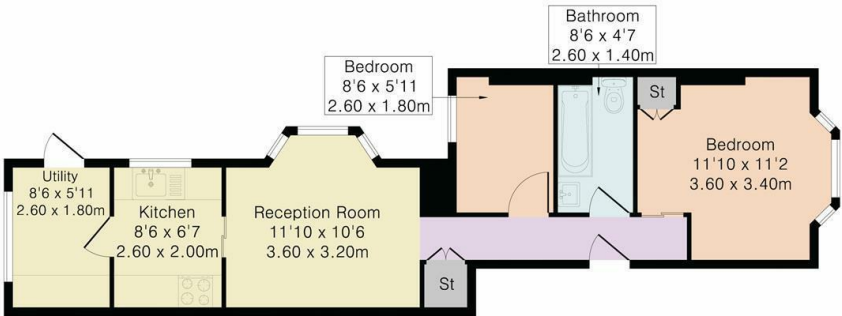
All photographs, floorplan and video tours are provided for guidance only.

Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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

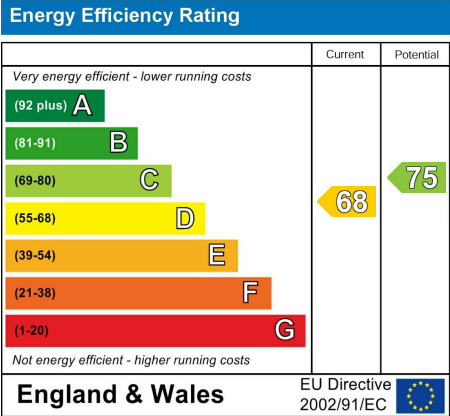
Approximate Gross Internal Area 490 sq ft - 46 sq m



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 practise. 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



LOCATION



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