

Beulah Road, Walthamstow, London, E17

Offers In Excess Of £550,000

Leasehold

FOR SALE

1 1 2

- Victorian First Floor Conversion Flat
- Two Double Bedrooms
- Openplan Lounge/Kitchen
- Gas Central Heating
- Popular Walthamstow Village Location
- 0.5m To Walthamstow Central Tube Station
- Council Tax Band: B
- 919 Sq Ft (85.3 Sq M)
- Viewing By Appointment Only
- PPE Provided

A fantastic two double bedroom flat on Beulah Road.

Situated in the heart of Walthamstow village, this spacious maisonette occupies the top floor of a grand Victorian villa originally built in 1860. The flat is huge (900 square feet) and filled with natural light. It's also been brilliantly refurbished to create a beautiful, stylish and modern home, with well proportioned rooms throughout, including two large double bedrooms and an open plan kitchen/diner/lounge.

Original features have been carefully and sympathetically preserved throughout, with Victorian fireplaces, wooden sash windows and timber floorboards. The generous bathroom suite has room enough for both a bath tub and separate shower, whilst a dedicated walk-in wardrobe provides ample storage space.

A fabulous flat, situated on one of the premier roads in the Village – what more could you ask for...?

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DIMENSIONS

Living here...
We've been trying to work out what our perfect Village Saturday is, and to be honest we're struggling. Not because we can't think of anything to do. No, the exact opposite in fact – there's too much to do, and what constitutes our "perfect day" changes as we think of new things. We could maybe take a stroll down to the Village Bakery for a coffee and a sausage sandwich (with brown sauce, obviously). Then again, the breakfasts at Eat 17 are fantastic too, so perhaps a table there with the morning papers for company. But then again, maybe as it's Saturday a lie in is called for and then a coffee at Froth & Rind, followed by meeting some friends for lunch at The Queens or the Village Kitchen. And that's only the morning! The evening brings even more choice, with cocktails at Mother's Ruin, Jack of Clubs at the Wildcard Brewery, dazzling neon at God's Own junkyard, dinner at The Castle....the list goes on and on. It's enough to make your head hurt! Maybe we need to go and get a coffee from Huck's whilst we give this some more thought...

In This Area - By Walthamstow Diary
Despite what people may tell you, Walthamstow Village was not invented by estate agents. It's called Walthamstow Village because it was once exactly that, a village. Once the administrative heart of Walthamstow, the Village is now content to simply be the neon capital of Europe. An unlikely claim you might think, but visit God's Own Junkyard on Ravenswood industrial estate and you'll see what I mean.

When your mind has been blown by the neon, pop in to Mother's Ruin Gin Palace and Wildcard Brewery. All three businesses are based on Ravenswood, making it the most exciting industrial estate on the planet. The Village is full of quiet residential streets that all have easy access to bucket loads of pubs and restaurants. Take in the jazz at The Nags Head on Sunday afternoon, enjoy the excellent food and beer at The Queens Arms, and sample the legendary chicken and bacon jam burger at Eat17.

To walk off all the food you've eaten, wander to the 15th century Ancient House, check out St Mary's Church and its ivy clad church yard, have a pint in the garden at The Castle Pub, then admire the art in the windows of the old iron mongers.

In The Owners Words...
Beulah Road is the gem of Walthamstow and we've had an incredible time living in this beautiful home. We've both been working from home for several months and the space has been a godsend, with room for separate office setups and so much green space nearby for our morning runs.

We'll miss our summer ritual of watching the sun set through the palm tree in the living room window after a glass of wine at the Castle pub, and we hope that whoever lives here after us enjoys it as much as we have!"

Dimensions:

Communal Entrance
Via front door leading into:

Communal Hallway
Further door leading in to flat.

Entrance Hallway
Staircase leading to first floor.

First Floor Landing
17'2 x 7'5
Access to lounge/kitchen, bedroom one, bedroom two & bathroom.

Lounge/Kitchen
18'1 x 14'11

Bedroom One
14'11 x 11'5

FLOORPLAN



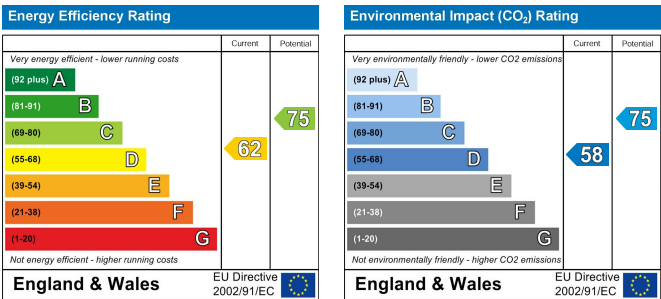
1ST FLOOR
APPROX. FLOOR
AREA 815 SQ.FT.
(75.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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40 Orford Road, Walthamstow, London E17 9NJ

info@estates17.co.uk 020 8520 9300 www.estates17.co.uk

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