

# Beulah Road, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Open to:

### Open Plan Lounge/Kitchen

24'5 x 16'2

Staircase leading to first floor. Access to WC & basement. Door to patio area.

### Basement

24'7 x 16'5

Open to:

### Storage Room

11'6 x 4'11

### WC

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

16'6 x 11'8

### Bedroom Two

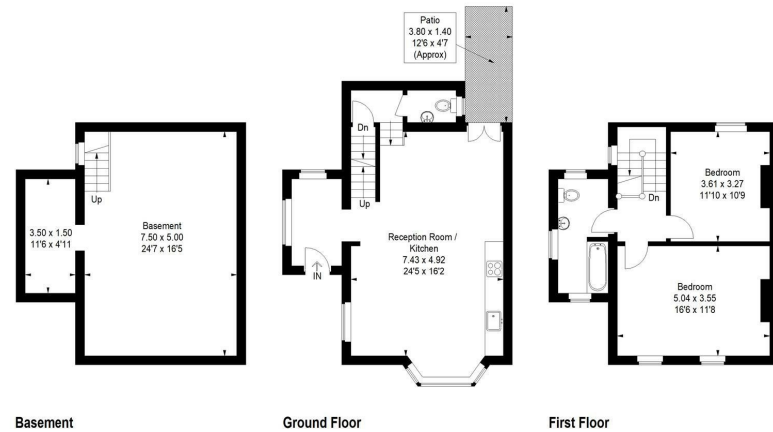
11'10 x 10'9

### First Floor Bathroom

### Patio

12'6 x 4'7

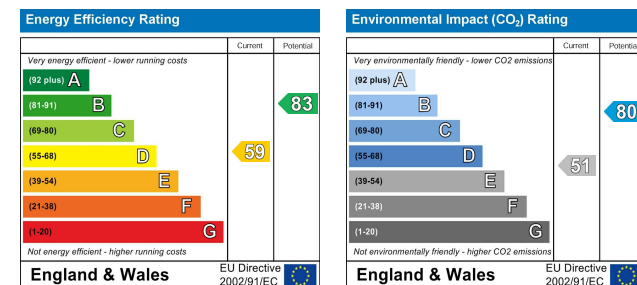
## FLOORPLAN



Approximate Gross Internal Area  
 Basement = 44.3 sq m / 475 sq ft  
 Ground Floor = 48.8 sq m / 525 sq ft  
 First Floor = 44.3 sq m / 477 sq ft  
 Total = 137.2 sq m / 1477 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID631610)

## EPC CHART



The information provided about this property does 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).

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## Beulah Road, Walthamstow, London, E17

£1,900 PCM

Unfurnished

TO LET

1 1 2

- End Of Terrace House
- Two Double Bedrooms
- Open Plan Lounge/Kitchen
- Gas Central Heating
- Located In The Heart Of Walthamstow Village
- 0.6m To Walthamstow Central Station
- Council Tax Band; B
- EPC Rating: D
- Available: 17/04/2020
- 1477 Sq Ft (137.2 Sq M)

A fantastic two bedroom end of terrace house, located on one of the most popular and beautiful roads in Walthamstow Village.

Offering plenty of modern, open plan living on the ground floor, and two proper double bedrooms and family bathroom on the first, this is an absolutely fantastic rental property. Add in the uber practical basement area (perfect for use as a laundry room) and courtyard garden, and it's not difficult to see this house proving very popular.

The location is pretty amazing too, with the bars and eateries of Orford Road on your doorstep, and Walthamstow Central station an easy walk away.

Note: While the property has its own private garden this has been sectioned off while ongoing works take place.

Due to the inconvenience this will cause of not having a full garden your rent until the full space is available will be reduced to £1600pcm.

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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.

