

Beulah Road, Walthamstow, London, E17

£2,000 PCM

Furnished

TO LET

 1  1  2

- First floor Victorian conversion flat
- 2 bedrooms
- Double glazing
- Gas central heating
- Walthamstow Village location
- Walthamstow Central tube station: 0.4 mile
- Deposit: £2307.69
- Council tax band: A & EPC rating: C (74)
- On street resident permit parking
- Internal: 526 sq ft (48.8 sq m)

A beautiful two bedroom, first floor flat in a converted Victorian house on Beulah Road.

Perched on one of the premier roads in the Village, this fantastic property is ideally located for all that this amazing part of E17 has to offer. It's also within easy walking distance of Walthamstow Central station for when you need to get further afield.

The property is presented to a very high standard throughout, with many of the rooms having engineered wood flooring. It comprises two bedrooms, lounge, fitted kitchen and modern three piece bathroom.

Great flat, great 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
Staircase leading to first floor.

Reception Room
13'6 x 13'0 (4.11m x 3.96m)

Kitchen
6'5 x 5'8 (1.96m x 1.73m)

Bedroom One
11'9 x 10'3 (3.58m x 3.12m)

Bedroom Two
8'5 x 6'11 (2.57m x 2.11m)

Bathroom

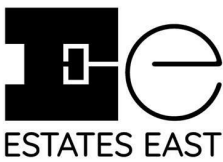
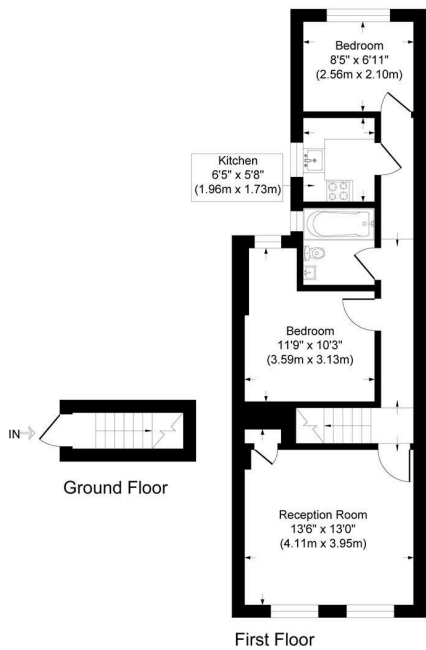
On street resident permit parking

Additional Information:
Length of tenancy - 12 months with 6 month break clause.
Local Authority: London Borough Of Waltham Forest
Council Tax Band: A

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



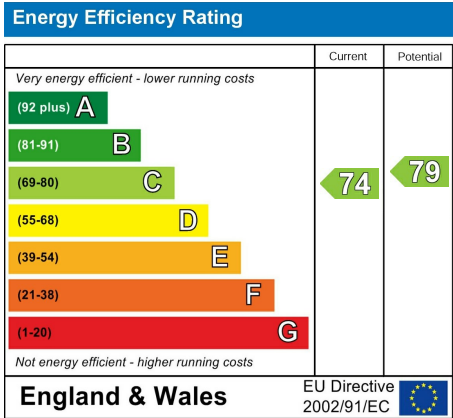
Beulah Road

Approximate Gross Internal Area
Ground Floor = 2.1 sq m / 23 sq ft
First Floor = 46.6 sq m / 502 sq ft
Total = 48.8 sq m / 526 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.

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EPC RATING



LOCATION



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