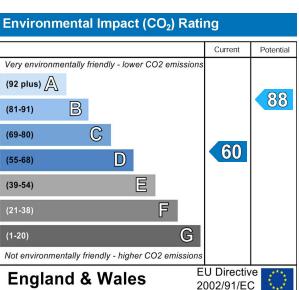
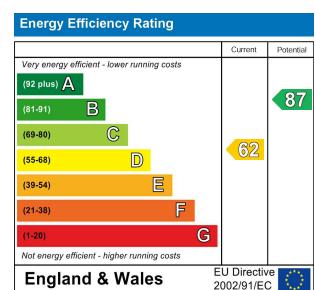


FLOORPLAN



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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ESTATES 17

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Beulah Road, Walthamstow, London, E17

£2,000 PCM

Unfurnished

- Two Bedroom Mid Terraced Cottage
- Two Reception Rooms & Kitchen/Diner
- 0.4m To Walthamstow Central Tube Station
- EPC Rating: D
- Council Tax Band: C
- 786 Sq Ft (73.0 Sq M)
- Individual Viewings Only
- By Appointment Only
- Pre-qualified Viewers Only
- PPE Supplied

A beautiful character cottage situated in Walthamstow Village and offering its next tenants a huge amount of original features and a lovely home. This charming property is tastefully decorated and features two reception rooms, a large kitchen overlooking a mature 70' east facing garden, a ground floor WC, two first floor double bedrooms and a large family bathroom. It's also fantastically located for all that the Village and the rest of E17 has to offer.

TO LET

2 1 2



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.



DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Open To Lounge & Dining Room.

Lounge

12'11 x 9'10

Dining Room

12'7 x 9'4

Open To Kitchen/Diner. Door To:

Ground Floor WC

Kitchen/Diner

18'6 x 6'11

Access To Rear Garden.

First Floor Landing

Bedroom One

12'4 x 11'2

Bedroom Two

12'4 x 9'3

First Floor Bathroom

8'1 x 6'5

Rear Garden

approx 70'