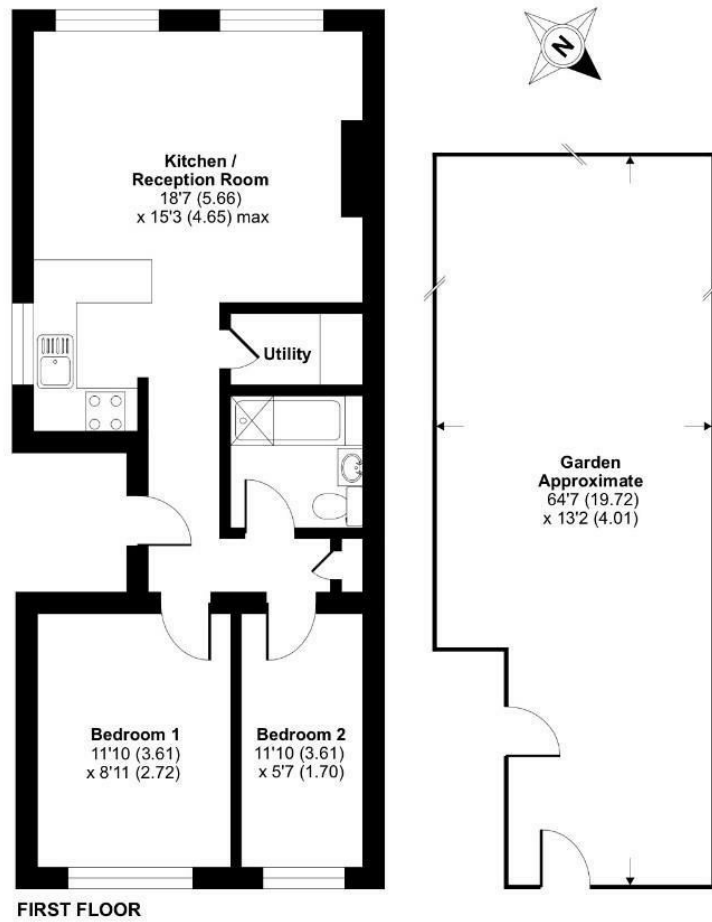


**Beulah Road, London, E17**

Approximate Area = 550 sq ft / 51 sq m  
For identification only - Not to scale



A lovely first floor Victorian flat in the heart of Walthamstow Village.

This is a beautifully presented two-bedroom flat situated on what is considered to be the best street in the village. There is a wealth of cafes, independent shops, restaurants and pubs on your doorstep making this an exciting place to live. There are excellent transport links including Walthamstow Central (Victoria Line) and useful bus links a short walk away on Hoe Street.

Upon entering there is a wide and welcoming hallway leading on to a dual-aspect open plan kitchen, dining room and sitting room. This is a lovely space; cleverly zoned with engineered wooden flooring and beautiful original windows. The kitchen is fully integrated with plenty of preparation space.

There are two bedrooms; one double and a large single and a large modern bathroom with a bath and a shower. There is a lovely 65 ft private garden which is perfect for relaxing in the spring and summer months.



Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rickcom 2021. Produced for Linus Jackson Property Agent. REF: 729665







## ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### OUT AND ABOUT

Spar - The ultimate local shop offering an amazing array of artisan products and home to stone baked take away pizza.

The Castle - Family friendly, traditional pub serving local ales, fine wines and fantastic food. There is a fire when it's cold and a beer garden for long summer evenings.

Ravenswood Industrial Estate - Home to Gods Own Junkyard, Mothers Ruin and The Wild Card Brewery.

Froth and Rind - a lovely cafe with excellent coffee

Parish Wines - A new forward-thinking wine café-bar and shop in Walthamstow Village E17. Closely-curated wine selection, quality coffee & provisions.

