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Beulah Road

London, E17 9LQ

First Floor Leasehold Flat

OIEO £325,000





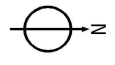
	0.38 miles		1
	None		1
	Permit Parking		1

**Beulah Road
E17**
£325,000
Flat/Apartment

Floor Plans

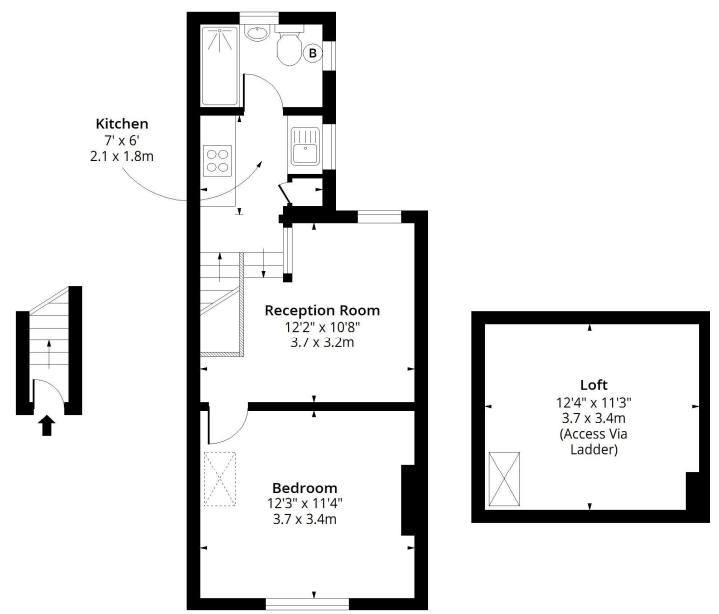
Beulah Road, E17
Approx. Gross Internal Area With Loft 510 Sq Ft - 47.38 Sq M

This is a great chance to get on to the property ladder and the location is epic!



There is a large bedroom to the front giving access to the home office that the current vendors have created in the loft space. In the middle of the property is an open plan living space which in turn leads on to a fitted kitchen and bathroom to the rear.

Although set in a quiet leafy street which feels a world away from the hustle and bustle of modern life, the property is just moments from the award-winning independent establishments of Walthamstow Village. You are also spoilt for choice with the various eateries, coffee shops, wine bars, indoor Shopping Mall with various branded shops all within walking distance. The infamous Walthamstow Market renowned to be the longest market in Europe is definitely worth a gander. Not only that, Walthamstow Central station is a commuter's delight, only 10 minutes away on foot it'll get you directly to Oxford Circus in just twenty minutes and since we're at the top of the Victoria line you'll always get a seat. Heading to The City? You can also get directly to Liverpool Street in twenty minutes via the overground.



Features

- 510 Sq Ft
- First Floor Conversion
- Village Location
- One bedroom
- Home Office
- Long Lease
- Close to Tube

**Ground Floor
Entrance**
Floor Area 14 Sq Ft - 1.30 Sq M

First Floor
Floor Area 360 Sq Ft - 33.44 Sq M

Loft
Floor Area 136 Sq Ft - 12.63 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan sh however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpaplus.com

EPC Ratings

Energy Efficiency Rating	71
Environmental Impact (Co ₂) Rating	66