

AUCOOT



ADDRESS

Beulah Road II, Walthamstow Village,
London, E17

PRICE

ARCHITECT

ao-ft

INFORMATION

Set within what was originally the village's Victorian dry cleaners, this beautifully crafted two-bedroom apartment is a thoughtful expression of old and new. The home has recently undergone a sensitive refurbishment by local, award-winning architects ao-ft, a practice renowned for its considered use of natural materials and finely judged interventions. Drawing on Douglas fir, soft textures and a restrained material palette, ao-ft have remodelled the apartment into a highly functional and elegantly resolved home.

The property is accessed via its own private front door on Barclay Road. Positioned at the end of the terrace, the apartment benefits from abundant natural light entering from the front, side and rear. Inside, an open-plan layout brings together a bespoke Douglas fir kitchen, dining area and living space. To the front, double-glazed sash windows allow west-facing sunlight to pour in throughout the day, while whitewashed floorboards sit comfortably beneath crisp white walls and ceilings.

Douglas fir is a defining material throughout the home. In the hallway, it has been used to form full-height built-in cupboards, providing generous storage alongside discreetly housed utilities. From here, there is access to two bedrooms, both featuring exposed beams and timbers. A raised roofline creates an elegant apex at the clerestory windows, enhancing both volume and natural light.

The bathroom continues the same design language, softened with dusty-pink tiling that provides a calm counterpoint to the richness of the surrounding wood textures. The garden can be accessed directly from both bedrooms, as well as via a side gate from Barclay Road.

Finished with a mix of shingle and paving, it is a practical, low-maintenance space for year-round use. Looking back towards the house, the considered architectural interventions are clearly visible, offering a final reminder of the thoughtful craftsmanship behind this rarely available home.

LEASE LENGTH

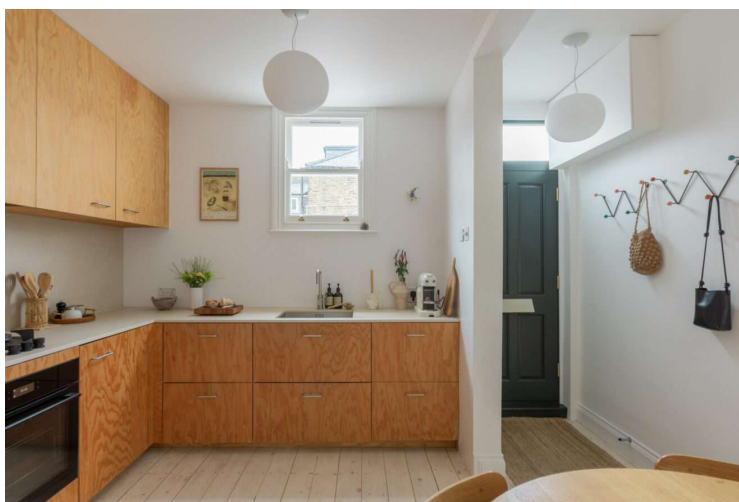
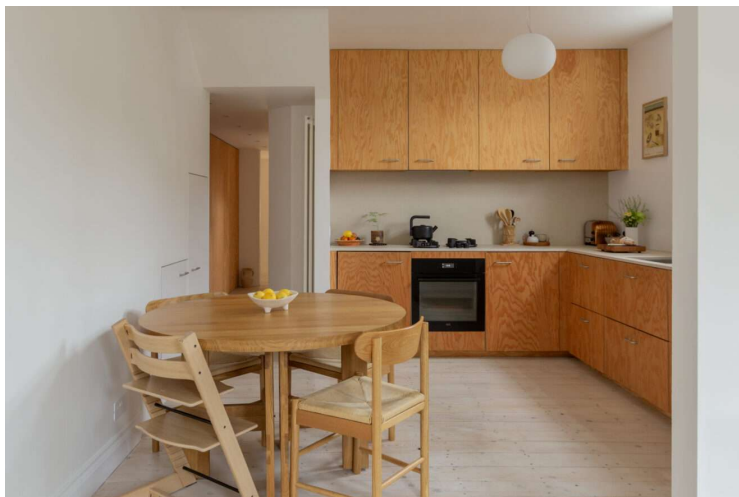
Share of Freehold

SERVICE CHARGE

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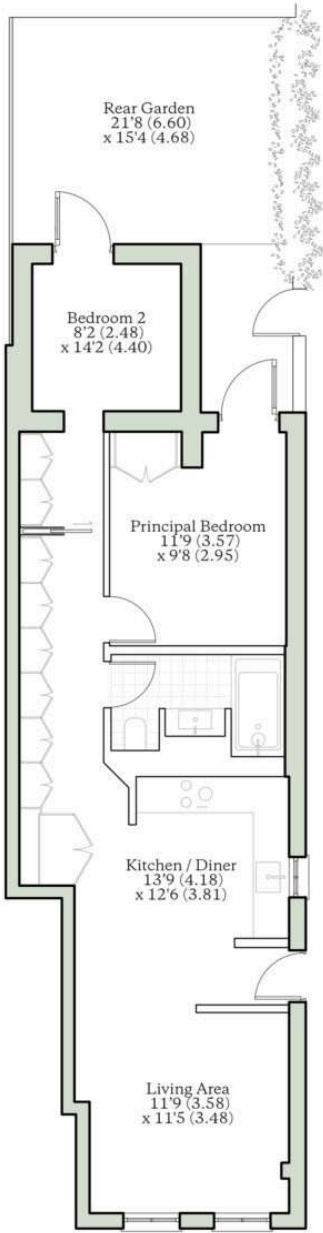
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BEULAH ROAD, LONDON, E17

Approx. Internal Area = 645 sq ft / 60 sq m
Approx. Rear Garden Area = 238 sq ft / 22.1 sq m
For identification only - Not to scale



AUCOOT
RICS Property Measurements Standard

