






## Leopold Road, Walthamstow, London, E17

£650,000

**FOR SALE**

 1  2  3

Share of Freehold

- 3 Bedroom ground floor maisonette
- Double glazing
- Gas central heating
- Walthamstow Central tube station: 0.3 mile
- Close proximity to Walthamstow Village
- EPC Rating: C (75) & Council tax band: C
- Private rear garden: 32'10 x 26'11
- Outbuilding with WC
- Off street parking via shared driveway
- Internal: 1108 sq ft (103 sq m)

This exceptional three-bedroom, ground-floor maisonette beautifully blends spacious proportions with sleek modern updates. Thoughtfully renovated by the current owners, the property features fresh plastering and neutral decor, offering a bright, inviting, turn-key home.

The immediate sense of space is heightened by the impressive high ceilings and elegant coving that run throughout. Flooded with natural light and complemented by modern spotlights, it offers a fantastic environment for both relaxing and entertaining. The smart layout flows seamlessly toward the contemporary kitchen, before opening out to the property's standout external features.

Outside, the private rear garden was entirely transformed just last year. A beautifully designed, low-maintenance patio offers the ultimate spot for weekend morning coffees or summer al fresco dining. At the foot of the garden sits a highly versatile outbuilding, complete with its own WC, providing an ideal setup for a dedicated home office, gym, or creative studio. To the front, the property benefits from the rare Walthamstow premium of off-street parking via a shared driveway, alongside modern comforts including double glazing and gas central heating throughout.

Perfectly positioned just a five-minute stroll from the vibrant heart of Walthamstow Village, the location captures the very best of E17's coveted community spirit. The area boasts a tight-knit neighbourhood WhatsApp group and a packed calendar of local activities. You are just moments from the independent shops and local favourites of Orford Road, including Peeld and The W Store, alongside the green spaces of nearby parks. For the commute, Walthamstow Central station is a short walk away, providing effortless links into Central London.

Shall we take a look?

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## DIMENSIONS

### Reception Room

16'3 x 15'1 (4.95m x 4.60m)

### Kitchen

19'8 x 12'8 (5.99m x 3.86m)

### Bedroom One

27'11 x 7'10 (8.51m x 2.39m)

### Bedroom Two

13'11 x 11'11 (4.24m x 3.63m)

### Bedroom Three

12'2 x 8'6 (3.71m x 2.59m)

### Bathroom

10'0 x 3'3 (3.05m x 0.99m)

### Private rear garden

32'10 x 26'11 (10.01m x 8.20m )

### Off Street Parking

15'9 x 9'10 (4.80m x 3.00m)

Shared driveway

### Outbuilding:

#### Room One

9'8 x 7'3 (2.95m x 2.21m)

#### Room Two

8'6 x 7'3 (2.59m x 2.21m)

#### WC

7'3 x 5'7 (2.21m x 1.70m)

### Additional Information:

Head Lease Term: 125 years from 25 August 2023

Head Lease Remaining: 122 years

Ground Rent: £0 - per annum

Service Charge: £0 - per annum

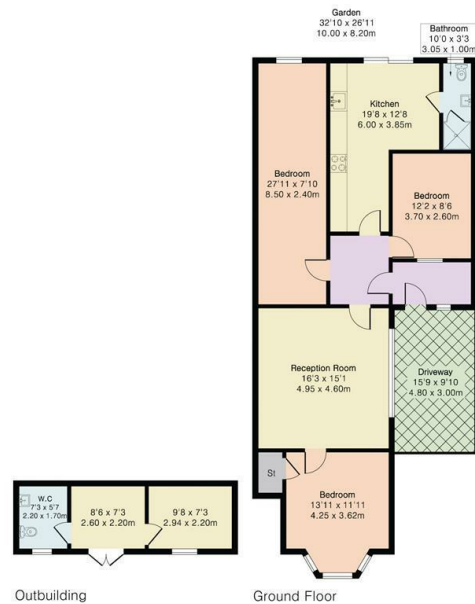
Local Authority: London Borough Of Waltham Forest

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 1108 sq ft - 103 sq m  
(Excluding Outbuilding)  
Outbuilding Area 178 sq ft - 17 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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