



**5 Leopold Road,
Walthamstow**

**Guide Price £700,000
Freehold**

kings

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GROUP**

5 Leopold Road, Walthamstow

248 Hoe Street, Walthamstow, London,
E17 3AX

020 8521 1122
www.kings-group.net

- Immaculately presented & ready to move into
- Walthamstow Central & Walthamstow Queen’s Road stations nearby
- Three-bedroom freehold home
- Bright and spacious reception area
- Close to highly regarded local schools
- Approx. 127sqm of internal living space
- Near parks and green spaces

Have a look at this unique 3 bed property.

Kings Group are delighted to present this immaculately presented three-bedroom freehold home, offering an impressive 127 sqm of exceptionally spacious, single-floor living on the highly desirable Leopold Road. Larger than many comparable homes in the area, the property is ready to move into and ideal for families, professionals, or downsizers seeking comfort, space, and convenience on one level.

The home offers a well-balanced layout with excellent flow, featuring a bright and welcoming reception area, a modern kitchen with dining space, and a newly refurbished private garden, perfect for summer entertaining, relaxing, or family gatherings. Three generous bedrooms, a contemporary bathroom, and ample storage complete this thoughtfully arranged home.

Situated within a popular residential community, the property benefits from highly regarded local schools, parks and green spaces, and a wide range of local shops and cafés. Commuting and travel are also convenient with Walthamstow Queen's Road and Walthamstow Central stations close by, and further options including St. James Street and Wood Street within easy reach, providing excellent connectivity for work or leisure.

A rare opportunity to acquire an exceptionally spacious, single-level freehold home on Leopold Road – a home that works effortlessly for modern living, marketed exclusively by Kings Group.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Council Tax Estimate: £2,100
Flood Risk: Rivers & Seas- Very low, Surface Water-Very low

Living Room 16'4" x 15'5" (4.98m x 4.70m)

Kitchen/Dining 12'7" x 16'4" (3.84m x 4.98m)

Bedroom 1 11'1 x 12'1 (3.38m x 3.68m)

Bedroom 2 28'2" x 8'2" (8.59m x 2.49m)

Bedroom 3 12'1"x 8'6" (3.68mx 2.59m)

Bathroom 10'4" x 3'3" (3.15m x 0.99m)



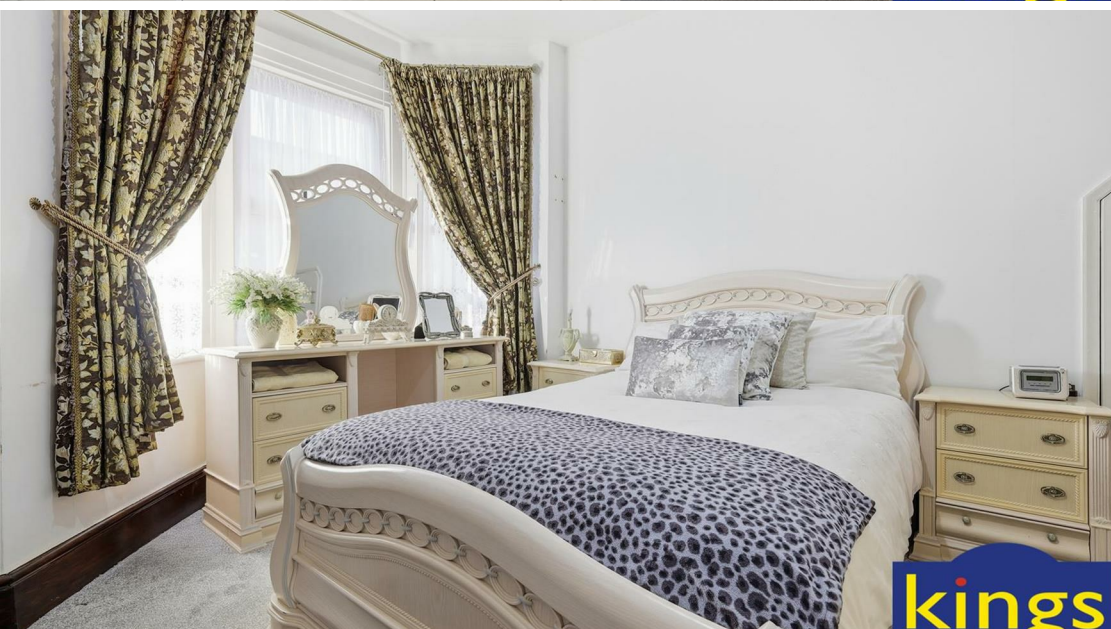
THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



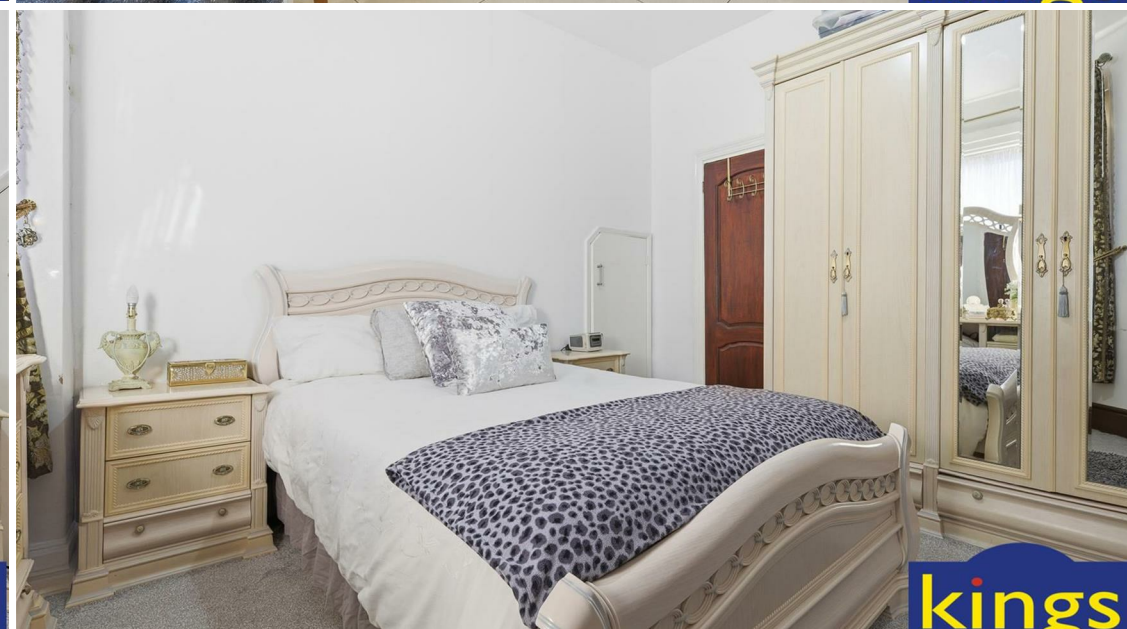
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