




## Leopold Road, Walthamstow, London, E17

£375,000

**FOR SALE**

 1  1  2

Share of Freehold

- First floor maisonette
- 2 Bedrooms
- Double glazing
- Gas central heating
- Walthamstow Central tube station: 0.3 mile
- Close proximity to Walthamstow Village
- EPC rating: D (66)
- Council tax band: B
- Off street parking via shared driveway
- Internal: 569 sq ft (53 sq m)

This exceptional two-bedroom, first-floor maisonette offers the perfect blend of contemporary style, convenience, and vibrant urban living. Presented in true turn-key condition, the property is an ideal choice for first-time buyers or professionals.

Inside, the property is bright, featuring seamless, quality laminate flooring, double glazing, and gas central heating throughout. The heart of the home is a wonderfully bright reception room that provides a welcoming environment for both relaxing and entertaining. Leading off the main living space, the sleek kitchen is efficiently designed with contemporary cabinetry. The accommodation further comprises two well-proportioned bedrooms and a stylish bathroom. There is also the bonus of off-street parking via a shared driveway.

Nestled in a prime, highly sought-after pocket of E17, with a friendly neighbourhood renowned for its great community spirit, the location truly speaks for itself. The green expanses of Thomas Gamuel Park and Queens Road Park are just a short stroll away, while the independent shops and eateries of Walthamstow Village are within easy reach. Food and coffee lovers will find themselves spoiled for choice with an array of lovely cafes just across Hoe Street, not to mention the highly regarded local Turkish restaurant, Günes, right around the corner. For the commuter, Walthamstow Central tube station is a short stroll away, offering swift and effortless connections into central London.

Shall we take a look?

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## DIMENSIONS

### Reception Room

15'1 x 10'0 (4.60m x 3.05m)

### Kitchen

7'10 x 7'5 (2.39m x 2.26m)

### Bedroom One

15'1 x 11'0 (4.60m x 3.35m)

### Bedroom Two

8'10 x 6'0 (2.69m x 1.83m)

### Bathroom

7'11 x 6'8 (2.41m x 2.03m)

### Off Street Parking

Shared driveway

### 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

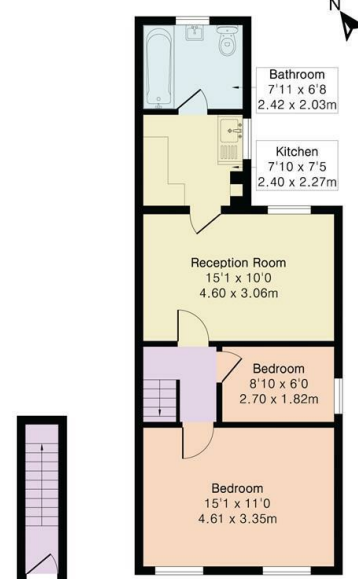
Local Authority: London Borough Of Waltham Forest

## FLOORPLAN

Approximate Gross Internal Area 569 sq ft - 53 sq m

Ground Floor Area 31 sq ft - 3 sq m

First Floor Area 538 sq ft - 50 sq m



Ground Floor First Floor

### 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.



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>	<b>66</b>	<b>66</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## LOCATION



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