



**5 Leopold Road,  
Walthamstow**

**Guide Price £650,000  
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](http://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

Guide Price, £650,000 - £675,000

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 )**

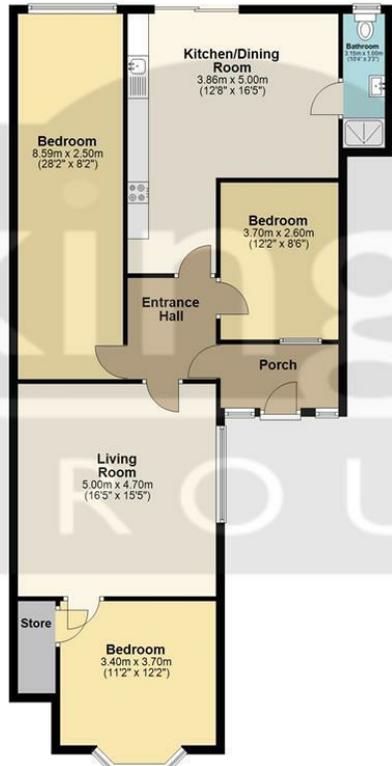
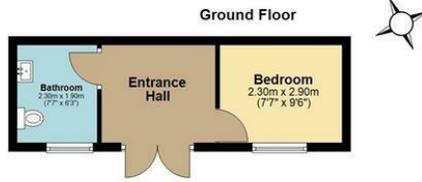
**Kitchen/Dining 12'7" x 16'4" (3.84m x 4.98m)**

**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" (3.68m x 2.59m)**

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



Total area: approx. 127.1 sq. metres (1368.2 sq. feet)

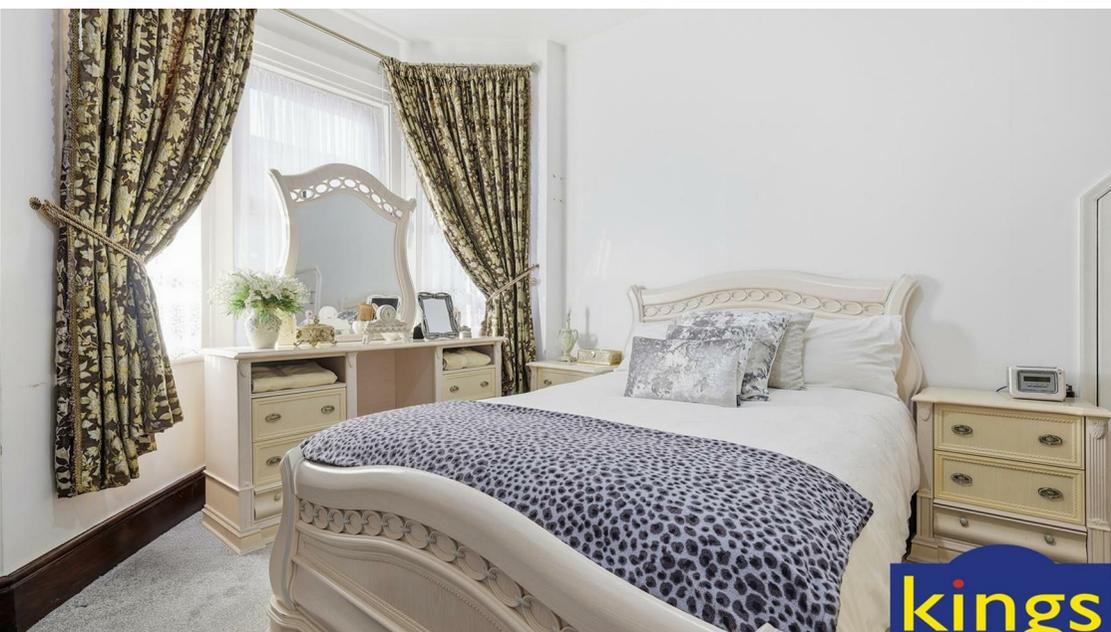
All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Leopold Road**



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