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Tel: 020 8521 1122

Leucha Road, London, E17 7LQ  
Offers In Excess Of £485,000

Kings Group are delighted to present this two bedroom flat nestled on the charming Leucha Road in Walthamstow, this immaculate two-bedroom flat presents an exceptional opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-appointed reception room, perfect for relaxation or entertaining guests, and two spacious bedrooms that offer a serene retreat from the bustling city life.

One of the standout features of this flat is its private garden, providing a delightful outdoor space for gardening enthusiasts or simply enjoying a quiet moment in nature. The flat is in superb condition, ensuring that you can move in with ease and start enjoying your new home right away.

Conveniently located within walking distance to the tube station, commuting to central London or exploring the surrounding areas is both quick and effortless. This prime location not only enhances your daily convenience but also places you within reach of a vibrant community filled with shops, cafes, and parks.

Additionally, the property benefits from a long lease, offering peace of mind for years to come. This flat is a rare find in a sought-after area, combining modern living with the charm of a private garden. Whether you are looking to buy or rent, this property is sure to impress. Don't miss the chance to make this lovely flat your new home.

#### Locality

Nestled on the charming and exclusive Leucha Road, your newly acquired residence opens the door to a plethora of exciting possibilities for exploring all that Walthamstow has to offer. Unrivalled in its sought-after position within Walthamstow, this property combines its exceptional outlook with generous space, size, and impeccable condition. Directly accessible from your doorstep is London's largest nature reserve, the 500-acre Walthamstow Wetlands, adorned with a Green Flag award. Immerse yourself in a calendar of weekly activities and seasonal events that engage both the local community and those from afar, spanning the UK and internationally. Whether it's family-friendly pursuits or adult-oriented experiences like talks, tours, and workshops, Walthamstow Wetlands offers a unique haven in the heart of London for learning, discovery, and exploration. For those inclined to venture a bit farther, the Blackhorse Beer Mile awaits just a short 20-minute stroll away—a walking route that showcases some of London's most exciting craft breweries. Home to establishments such as Wild Card, Signature, Exale, and Pillar Brewery's Untraditional Pub, this vibrant locale promises enjoyable drinks, pub quizzes, pizza feasts, and other beer-related delights, ensuring repeated visits. In terms of amenities, everything you could desire is conveniently situated along the renowned 1km Walthamstow Market, a mere 0.2 miles from your front door. The market is complemented by a diverse range of independent businesses, creating the quintessential neighbourhood that caters to all your needs. Transportation options abound, with five bus stops within 0.14 miles of your residence, providing access to various travel destinations. Blackhorse Road and St James Street stations are conveniently located at 0.80 miles and 0.60 miles from the property, offering both underground and over ground transport choices

Tenure & Council Tax  
 Tenure: Leasehold  
 Lease length: 119  
 Service Charge: £110 P/A  
 Ground Rent: £10 P/A  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,691  
 Construction: Brick  
 Flood Risk: Rivers & Seas: Very Low - Surface Water: Very low

**Hallway**  
**2'7" x 4'10" < 15'1" (0.81 x 1.48 < 4.60)**  
 Single radiator, Engineered oak flooring, smoke alarm and power points.

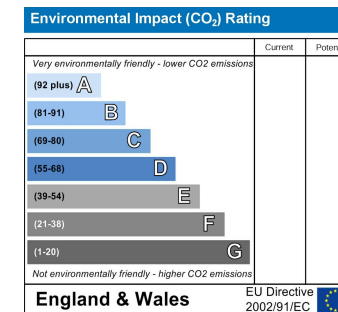
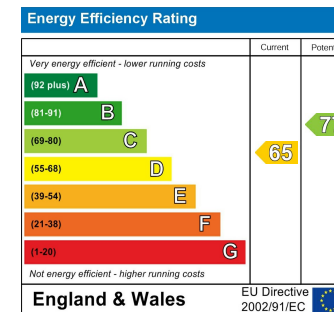
**Bathroom**  
**8'4" x 4'8" (2.56 x 1.43)**  
 Double glazed window to rear aspect, tiled walls and flooring, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c.

**Lounge/Kitchen**  
**15'6" x 11'3" (4.73 x 3.44)**  
 Double glazed window to side aspect, double gas heated radiator, engineered oak flooring, walls with tiled splash backs, range of base & wall units with flat top worksurfaces, integrated cooker with electric oven and hob, extractor with hood, sink with drainer unit and power points.

**Bedroom One**  
**10'8" x 12'7" (3.26 x 3.84)**  
 Double glazed window to front aspect, double gas heated radiator, engineered oak flooring and power points.

**Bedroom Two**  
**11'1" x 11'6" (3.38 x 3.53)**  
 Double glazed window to rear aspect, double gas heated radiator, build in wardrobe, engineered oak flooring and power points.

**Lobby**  
**3'0" x 6'3" (0.93 x 1.92)**  
 Oak engineering flooring and gas heated radiator.



TOTAL FLOOR AREA: 57.2 sq.m. (619 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and are not intended to be used for any legal purposes. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at any time.  
 Made with Metrepro CAD2014

