



Leopold Road, E17 8QA  
London









# Leopold Road, E17 8QA

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.

Guide Price £700,000



- Immaculately presented & ready to move into
- Three-bedroom freehold home
- Close to highly regarded local schools
- Near parks and green spaces

- Walthamstow Central & Walthamstow Queen's Road stations nearby
- Bright and spacious reception area
- Approx. 127sqm of internal living space

#### 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 )**

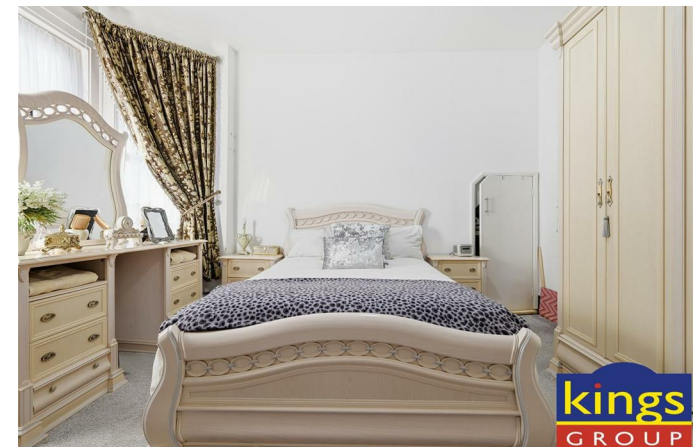
**Kitchen/Dining 12'7" x 16'4" (3.84m x 4.98m)**

**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)**









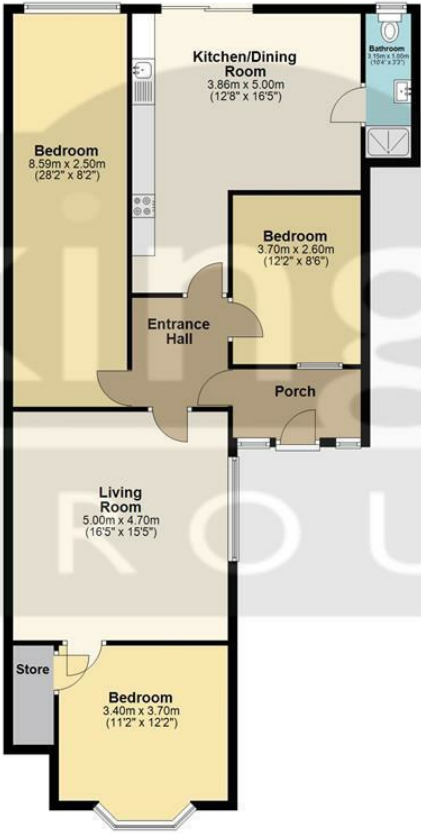
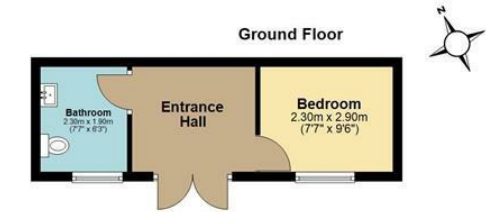








Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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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Plan produced using PlanUp.C  
**Leopold Road**

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. Note: These details are correct at time of going to press.

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