

## Leopold Road

Approximate Gross Internal Area  
 Ground Floor = 100.5 sq m / 1082 sq ft  
 Outbuilding = 16.3 sq m / 175 sq ft  
 Total = 116.8 sq m / 1257 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Directions

## Contact

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3 Bed  
 Flat  
 located in



# Ground Floor, 5 Leopold Road

London  
E17 9DA

Price Guide £625,000  
Share of Freehold



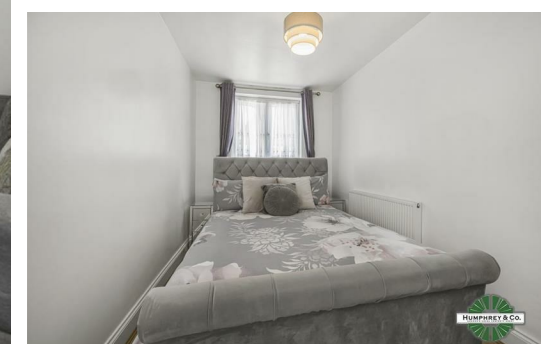
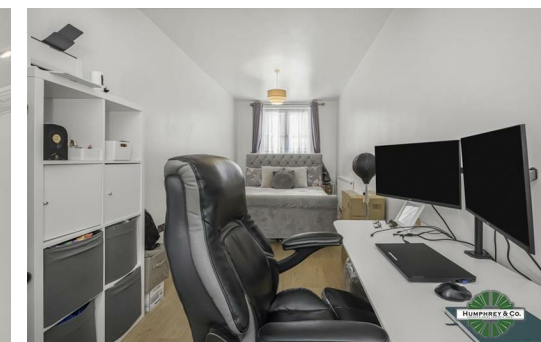
THREE BEDROOM GROUND FLOOR FLAT – SHARE OF FREEHOLD – PRIVATE GARDEN WITH 175 SQ FT SELF-CONTAINED ANNEXE – END OF TERRACE CONVERSION – PARKING – – HIGH CEILINGS – 1,082 SQ FT – MUST BE SEEN – 1082 SQ FT – CELLAR

Guide Price: £625,000 - £675,000

A rare opportunity to acquire an exceptionally spacious 1,082 sq ft ground floor home with a private garden and a 175 sq ft self-contained annex—an unusual find for a three-bedroom flat.

A beautifully presented three-bedroom ground floor flat set within an end of terrace converted house on the sought-after Leopold Road, E17.

This bright and airy property offers generous living space throughout, featuring a well-proportioned lounge with high ceilings, spotlights, smooth plastered walls and ceilings, and large windows allowing for an abundance of natural light. The accommodation comprises three bedrooms, including a spacious master bedroom with carpet flooring, alongside two further double bedrooms, making it ideal for families or those needing additional workspace.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

