

SEYMOUR ROAD, LONDON £1,895 Per Calendar Month 2 Bed Maisonette



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			78
(61-81) B			
(49-60) C			
(39-48) D		64	
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Features:

- Two Bedroom Apartment
- Warner Style Property
- Available August
- Shared Garden
- Close to Lea Bridge Station
- On Street Permit Parking
- EPC Rating D
- Council Tax Band B
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A beautifully presented and thoughtfully finished two bedroom Warner apartment with a blend of vintage and modern features. You're just off Lea Bridge Road, with Leyton favourites such as your new local, the Hare & Hounds, at your doorstep.

Lea Bridge station is a ten minute walk away. With a one stop change at Tottenham Hale, you'll be on the Victoria line and can reach King's Cross in thirteen minutes, or the West End in eighteen.

REQUEST A VIEWING
 0203 397 9797

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
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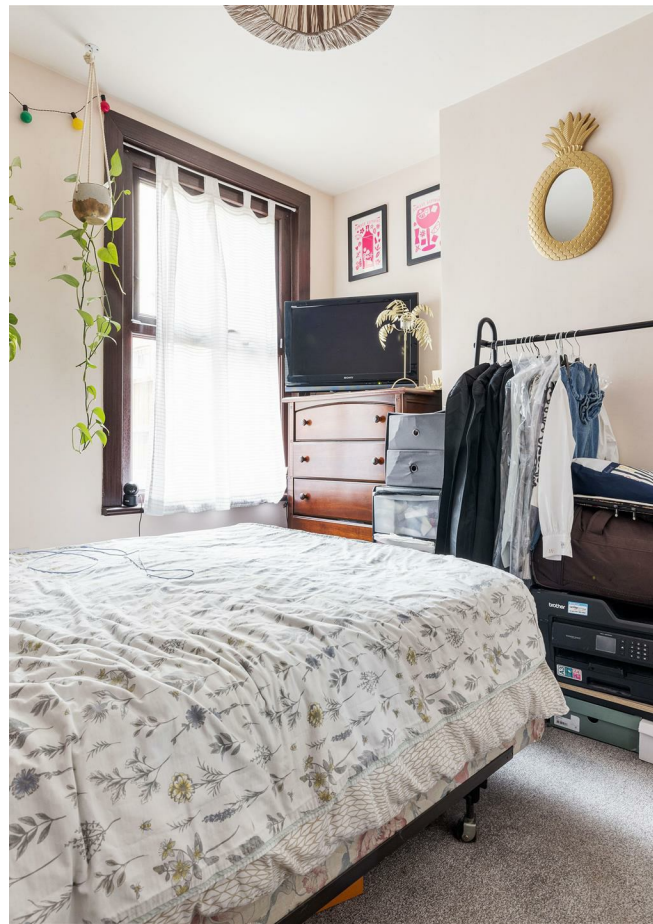
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll love the open flow of your home, in that signature Warner style, with easy access to every corner. Your bright 145 square foot reception area brings in abundant natural light thanks to a large bay window and clean, white-grey walls. Rustic hardwood flooring runs underfoot, and an elegant white mantel with a modern log burner serves as a fine centrepiece. Next door, your first bedroom is a substantial double, with soft, grey carpeting, a soft beige palette, and a generously sized wardrobe. A mahogany framed window is a stand out feature, adding warmth to the room.

Your kitchen is delightful, with light wood cabinets, a white tiled backsplash, and matching tilework underfoot. A beautifully hued timber door provides easy outdoor access. Your bathroom is a sumptuous affair, with a walnut stained cabinet, granite style counter, and taupe and sandstone tiling. The large bathtub is a

highlight, adjacent to a separate shower area with stylish cement tiles. Your home is completed by a spacious double bedroom at the rear, featuring large windows, a peaceful colour palette, wood flooring, and a charming open hearth.

Outside, and you're so close to much of the best our borough has to offer, from open greenery to coffee shops and restaurants. Leyton Jubilee Park is just a short, four minute walk down the street and Lee Valley Park is seventeen minutes away. You're also around a twenty five minute walk from Leyton High Road, with favourites such as Perky Blenders and Gravity Well Taproom. Your new neighbourhood coffee spot, KOPHI, a beloved cafe known for their coffees and breakfast toasties, is just a five minute walk away.



WHAT ELSE?

- Lee Valley Ice Centre and Lee Valley Riding Centre are both nearby in Lee Valley Park, great for those interested in trying skating or horse riding.
- Don't forget that shared leafy garden to the rear, with a raised patio area perfect for entertaining.
- A secure bicycle hanger out front is an excellent benefit for cyclists looking to take advantage of Leyton's growing network of protected cycle paths.

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