

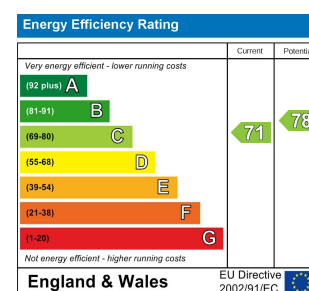
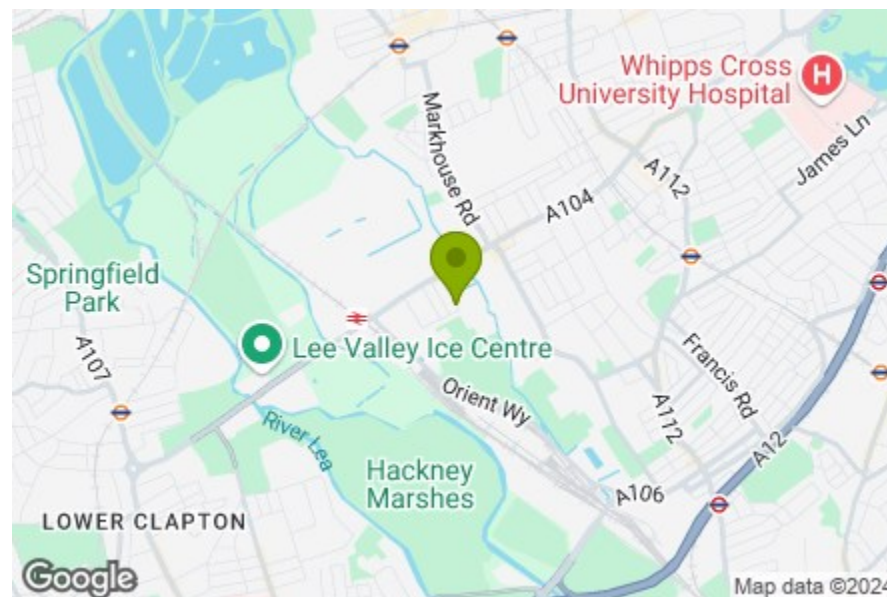
Kitchen/Diner
17'1" x 11'2"

Bedroom
10'8" x 10'6"

Bathroom
7'11" x 7'11"

Bedroom
11'3" x 11'6"

Garden
approx. 23'7"



SEYMOUR ROAD, LEYTON

Offers In Excess Of £425,000 Leasehold
2 Bed Apartment



Features:

- Two Bedrooms
- Ex Warner Maisonette
- First Floor Flat
- Short walk to Walthamstow/Hackney Marshes
- Short walk to Jubilee Park
- Shared Garden
- Chain Free

Naturally bright and full of traditional features, this two-bedroom ex-Warner apartment is located in an excellent spot within walking distance of Hackney Marshes and some of the area's best amenities. Lea Bridge station is a short stroll away, too, and buses are plentiful, so you can reach Clapton, Leyton and Walthamstow with great ease.

The apartment is set across the first floor, benefiting from spotless decor, a shared garden and a sole-use front door.

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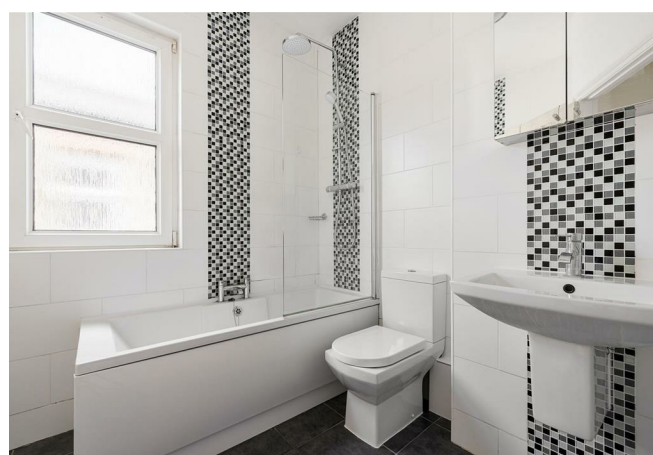
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IF YOU LIVED HERE...

Originating from Walthamstow's first mayor, Sir Thomas Courtenay Warner, these historical properties are now an iconic E17 feature, and this one is no exception...

You'll be delighted to find that it's been updated in a way that celebrates the design but adds modern convenience. From the timber flooring and charming fireplace to the shaker-style units and butler basin, every inch has been considered in the kitchen/lounge/diner.

The double bedrooms are finished to the same high standards as the rest of the property, while the bathroom is bright and characterful with an over-tub shower and plenty of storage.

You'll love making the most of your shared rear garden, perfect for catching rays when the sun is shining (and you should get a few since it's south-west facing). You've also got plenty more greenery to explore nearby; Jubilee Park is just a short stroll away, while Hackney Marshes is slightly further.

Head a few minutes north and you'll reach Lea Bridge Road, which has become a hot spot for independents, such as eco-refill store-cum-coffee shop

Cups & Jars, Italian deli with a Japanese influence Pinch la Deli and eclectic event space/bar/pizzeria Patchworks, which now houses Blondies brewery - a great choice for a new local.

If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which won multiple design awards last year when a stunning extension housing a cafe was added to the Grade-II listed building.

WHAT ELSE?

-After a huge rebuild, the Lee Valley Ice Centre reopened last year. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, the Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side area - and it's a 20 minute walk from your front door.

-You won't ever be stuck for essential items thanks to the great selection of convenience stores on Lea Bridge Road. Aldi is a short walk away.



A WORD FROM THE OWNER...

"I have always loved the bright, airy feel of this flat. The location is ideal, with the big variety of local shops, amenities and transport at one end of the road and the peaceful open space of Jubilee park at the other. It is just a great place to live!"

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