

GROUND FLOOR  
Total Area: 66.1 m<sup>2</sup> ... 711 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen / Diner  
11'3" x 11'0"

Utility

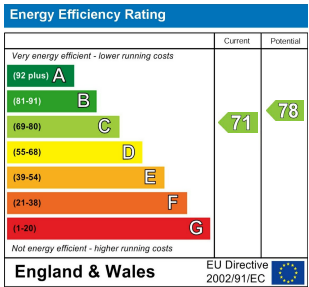
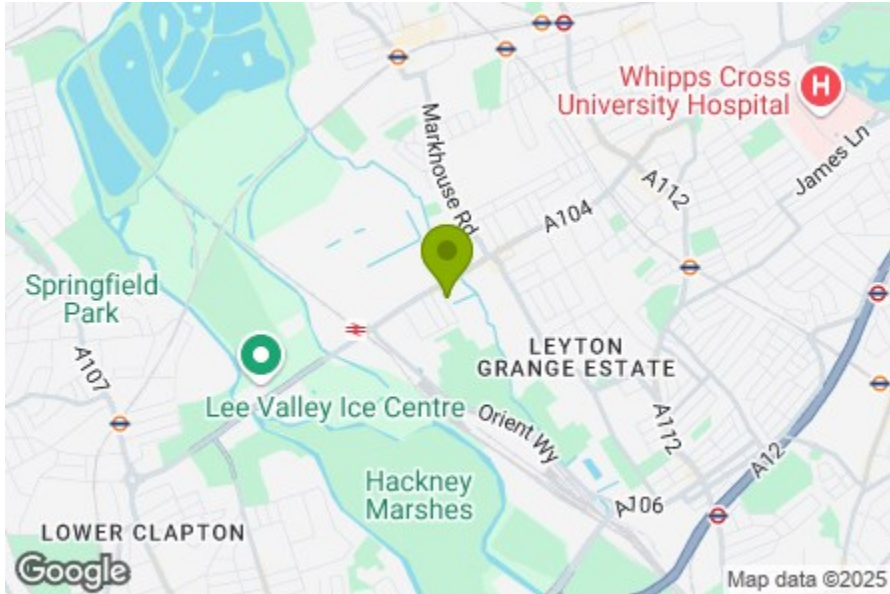
Bathroom  
7'11" x 8'1"

Bedroom  
7'11" x 7'11"

Bedroom  
10'9" x 10'5"

Reception  
10'9" x 13'8"

Garden  
approx. 30'2" x 17'8" and is shared



## SEYMOUR ROAD, LEYTON

### Offers In Excess Of £450,000 Leasehold 2 Bed Maisonette



#### Features:

- Ground Floor
- Two Double Bedrooms
- Ex-Warner Style
- Lease Over 140 Years
- Beautifully Presented
- Shared Rear Garden

Naturally bright and brimming with charm, this two double bedroom ex-Warner maisonette enjoys an enviable location within easy reach of Hackney Marshes, as well as all the fun of Walthamstow, Clapton and Leyton. You're also just a short stroll from Lea Bridge station, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines.

As for the maisonette itself, it's clear a lot of love has gone into its restoration. Thoughtful updates blend seamlessly with original features, and there's plenty of space, with both a reception room and dine-in kitchen on offer. You'll also enjoy the bonus of a shared garden and sole-use front door, not to mention the peace of mind of a lease with over 140 years remaining.

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#### IF YOU LIVED HERE...

In case you didn't already know, these iconic Warner homes were originally developed by Walthamstow's first mayor at the turn of the last century - and over 100 years later, their charm and clever design are just as appreciated. No wonder they're so sought-after today.

Step inside and you'll find a space that's been thoughtfully updated to combine the best of classic and contemporary. The reception room is a standout - beautifully finished with original floorboards, immaculate decor, smart carpentry and generous windows that flood the space with natural light.

Both bedrooms are true doubles with more smart storage solutions. One could easily double as a second reception or a comfortable home office if that suits your lifestyle better.

The dine-in kitchen is a gem, with sage units, integrated appliances, herringbone parquet flooring and a handy breakfast bar as well as space for a table. The same polished feel continues in the pristine bathroom, where you'll find both a clawfoot tub and shower, as well as a vintage-style washstand basin and lovely timber panelling.

You'll love making the most of your shared rear garden, perfect for catching rays when the sun is shining. 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 eclectic event space 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 OWNERS...

"Our mornings often start with the school run to one of the nearby Outstanding OFSTED rated nurseries or primary schools, followed by a jog through the Walthamstow Wetlands or Hackney Marshes. On the way back, I stop at the coffee shop around the corner for a perfect Italian espresso and pastry.

Hybrid working is easy here, with lunch options aplenty, whether that's something fresh from Aldi just across the road, or a bite at a café in Clapton, Leyton, or Walthamstow Village.

After school, the children love the nearby parks, while the weekends are for exploring, with the Victoria Line, Elizabeth Line, Central Line, Weaver Line and several bus routes all just a short walk or scoot away. But what we enjoy the most is the sense of community, the friendly neighbours, spacious garden, and a real warmth that makes this maisonette more than just a home."

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