

Kitchen/Lounge/Diner
17'1" x 12'9"

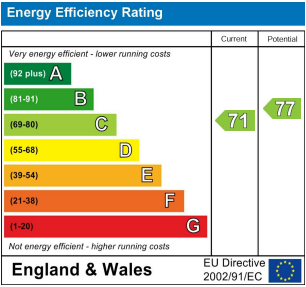
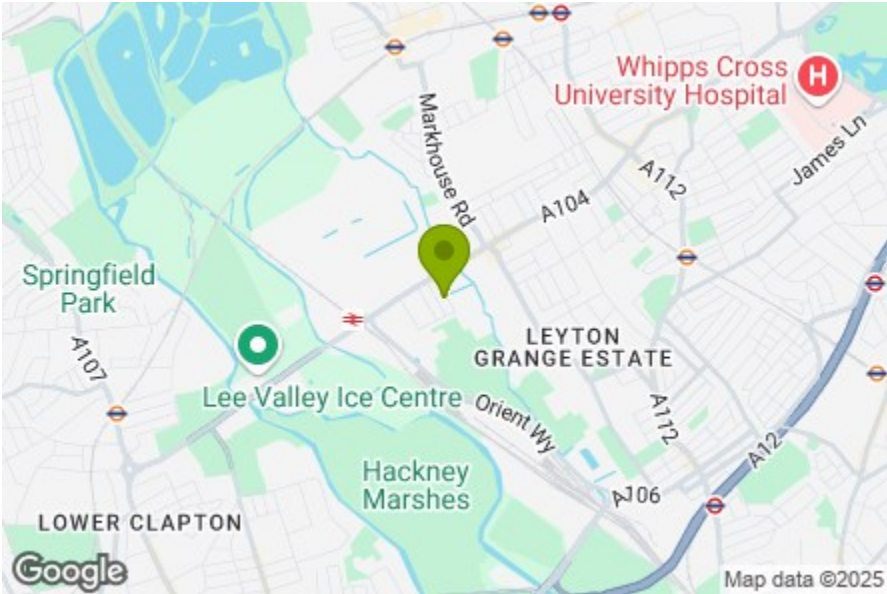
Bedroom
10'8" x 10'5"

Bathroom
8'0" x 14'7"

Bedroom
11'5" x 11'5"

Garden
16'4" x 24'11"

Total Area: 720 m² ... 775 ft²
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.



SEYMOUR ROAD, LEYTON
Offers In Excess Of £400,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- No Chain
- First Floor Ex-Warner Style Flat
- Two Bedrooms
- Open Plan Lounge Kitchen
- Shared Rear Garden

This first-floor flat offers 775 sq ft of thoughtfully arranged living space in a characterful Victorian conversion, with the added benefit of no onward chain. Inside, you'll find two well-proportioned double bedrooms, a spacious open-plan kitchen and reception area, and a large bathroom that gives the layout a generous, comfortable feel. A shared rear garden adds useful outdoor space, while the location strikes a good balance between residential calm and city access, just 12 minutes on foot to Lea Bridge Station. From there, you're one stop from Stratford (for Central Line and National Rail connections) and one stop in the other direction to Tottenham Hale (for the Victoria Line and Stansted Express).

This is a home that's ready to go, with plenty of room to make it your own.

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IF YOU LIVED HERE...

Step into a well-designed Warner home with a naturally bright and welcoming feel. The generous 208 sq ft reception room is filled with light from a wide bay window, complemented by crisp white walls and rustic hardwood flooring. A solid wood door and a white-painted mantle with an original iron fireplace bring warmth and character, while the ceiling rose, coving and dado rail nod to the building's Victorian roots. Along one wall, grey shaker-style cabinetry is thoughtfully built in, paired with a thick natural wood worktop and integrated appliances.

Next door, the first double bedroom offers a calm and comfortable retreat with soft grey carpet, gentle duck egg blue walls, and alcoves on either side of the chimney breast. A white-framed window draws in more natural light and adds a simple focal point.

The bathroom is a well-proportioned space, finished in large sandstone-toned tiles and fitted with a classic white suite. There's a full-sized bath with an overhead rain shower, a glazed screen, and a vanity unit with a freestanding sink and storage below.

At the rear of the property, a second double bedroom spans two aspects with large twin windows and a third single offering leafy views. The soft colour palette and matching carpet continue, creating a peaceful atmosphere.

Outside, the shared south-facing garden is neatly laid to lawn with a central path and natural wood fencing. A great spot to enjoy the all-day sunshine and a bit of green space close to home.

You're so close to open greenery with Leyton Jubilee Park just a short, four-minute walk, and Lee Valley Park is 17 minutes away. You're also around a 25-minute walk from Leyton High Road, with favourites such as Perky Blenders and Gravity Well Taproom.

WHAT ELSE?

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 18 mins. The popular Leyton Mills Retail Park has an abundance of supermarkets and big stores. Equally, Westfield Stratford City has all your favourite brands under one roof, and the Olympic Park is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature.



A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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