

Reception Room
10'9" x 10'6"

Bedroom
10'9" x 10'5"

Kitchen
8'0" x 7'10"

Bathroom
7'10" x 7'9"

Bedroom
11'4" x 11'0"

Garden
29'6"



SEYMOUR ROAD, LEYTON
Offers In Excess Of £425,000 Leasehold
2 Bed Maisonette

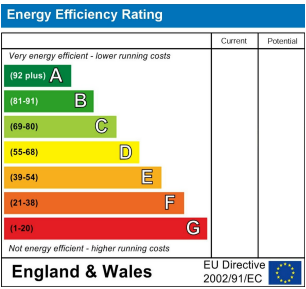
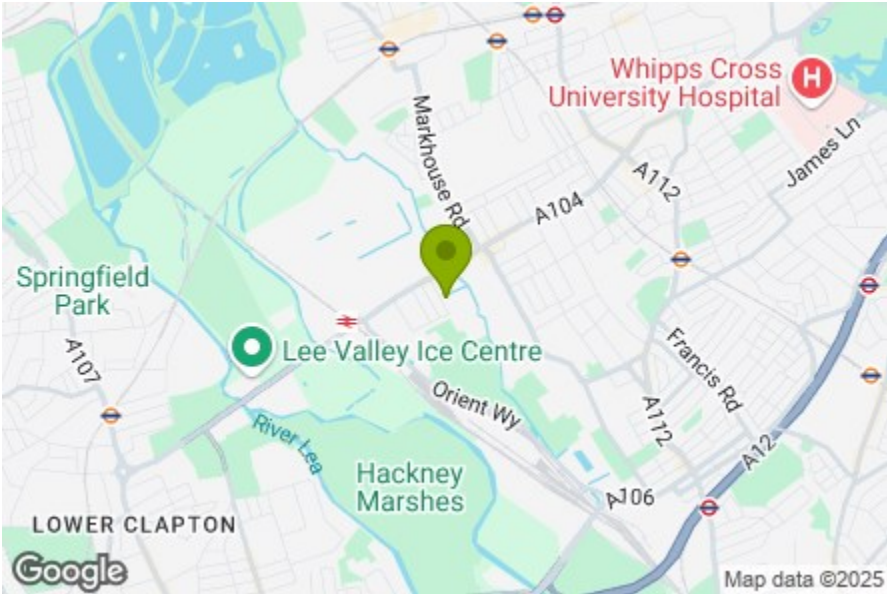


Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Short Walking Distance to Jubilee Park
- Well Presented
- Easy Access to Lea Bridge Station

Full of character and natural light, this two-bedroom ex-Warner apartment is ideally positioned close to Hackney Marshes and within easy reach of Walthamstow, Clapton and Leyton. Lea Bridge station is just a short walk away, offering quick connections to Stratford, Tottenham Hale and beyond via multiple tube links.

Inside, the apartment has been lovingly updated, with thoughtful improvements that complement its original features. There's a great sense of space, with both a separate reception room and kitchen, plus the added benefit of a shared garden and your own private front door.



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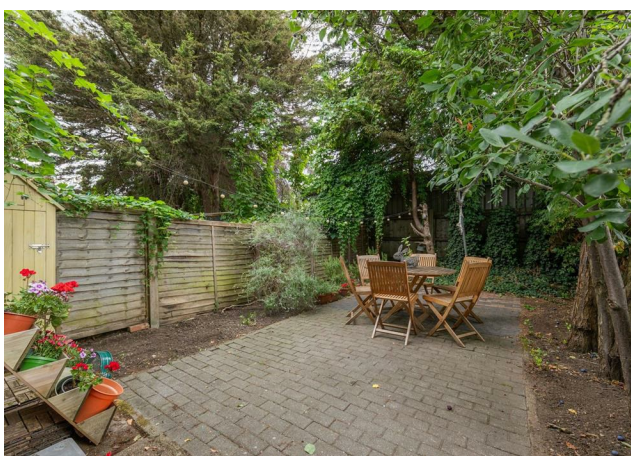
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IF YOU LIVED HERE...

Originally developed by Walthamstow's first mayor in the early 1900s, these iconic Warner homes remain hugely popular thanks to their character, smart layout and timeless appeal.

This ground floor apartment has been thoughtfully updated, blending period charm with modern touches throughout. The reception room is a real highlight, with immaculate decor and large windows that bring in plenty of natural light.

Both bedrooms are generously sized, with one offering the flexibility to serve as a second reception or home office. The kitchen features smart cabinetry, integrated appliances and classic tiled flooring, while the bathroom is sleek and stylish with both a bath and shower.

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 OWNER...

"After calling this lovely two-bedroom flat home for 10 wonderful years, it's hard to overstate just how special it is. Set in the peaceful and well-kept Clementina Estate, this flat strikes the perfect balance between city living and access to nature, an increasingly rare find in London. The flat itself is thoughtfully laid out. Unlike Victorian conversions, this purpose-built Warner flat offers two equally sized bedrooms, making it ideal for sharers, couples, or a home office setup. The shared garden has been a real joy - a welcoming green space perfect for a morning coffee or evening wind-down. The location is one of its greatest strengths. Jubilee Park, Hackney Marshes, and the stunning Walthamstow Wetlands are all just a short walk away, within 10 minutes you can find yourself surrounded by nature, feeling a world away from the buzz of the city. Yet you're never far from convenience: Aldi is just next door, and there's a great selection of shops and local amenities nearby. The street is wonderfully quiet and residential, offering a real sense of community. Lea Bridge Station, only 8 minutes away on foot, connects you directly to Oxford Circus in around 32 minutes, a game-changer for commuting or enjoying the best of central London. Whether you're a young professional, a couple starting out, or simply looking for a calm, well-connected corner of the city, this flat has been a perfect first home and it's ready to be someone else's now."

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