

Reception Room  
17'1" x 10'5"

Kitchen  
8'2" x 8'0"

Bedroom  
10'6" x 10'6"

Bedroom  
11'4" x 6'9"

Bathroom  
7'2" x 7'2"

Garden  
19'8"

Total Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



SEYMOUR ROAD, LEYTON  
Offers In Excess Of £450,000 Leasehold  
2 Bed Apartment - Purpose Built

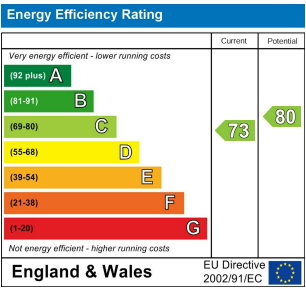
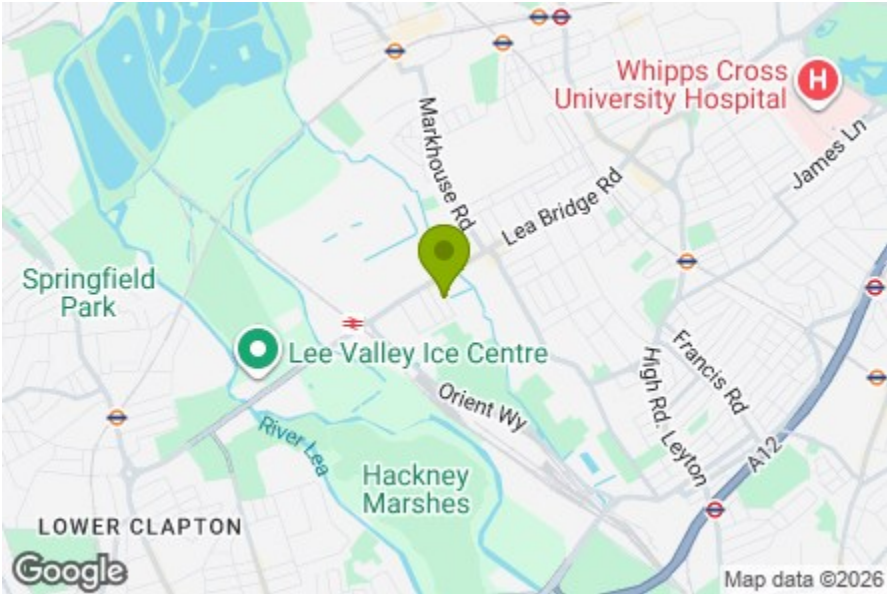


Features:

- Two Bedrooms
- First Floor Ex Warner Apartment
- Beautifully presented
- Private Section of Garden
- Short Walk to Lea Bridge Station

Full of character and natural light, this two-bedroom ex-Warner apartment is perfectly 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.

Inside, the home has been thoughtfully updated, with modern updates blending seamlessly with the original features. There's a separate reception room and kitchen, plus a private section of the west-facing garden and your own sole-use front door.



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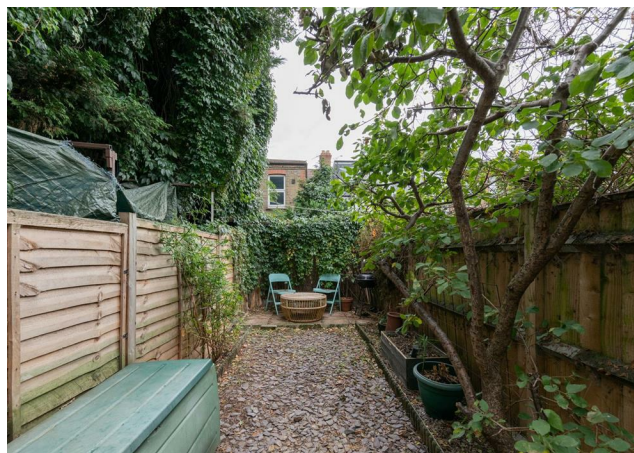
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#### IF YOU LIVED HERE...

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 first floor apartment has been thoughtfully updated, blending period charm with modern touches throughout. The reception room is beautiful, with immaculate decor, bespoke carpentry 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 units, timber worktops and warm cork flooring, while the bathroom has bags of vintage charm, with a roll-top tub and wash-stand basin.

You'll love making the most of your private section of the rear garden, which is gorgeously secluded with plenty of mature foliage. 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 when a stunning extension housing a cafe was added to the Grade-II listed building.

#### WHAT ELSE?

- The Lee Valley Ice Centre had a huge rebuild in 2023. 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 created a sanctuary in Lea Bridge and love watching the sun move over the flat throughout the day. There is beautiful natural light and good space for a first home for a couple or single person. This was my first home and I've decorated it with love. The area is great for cyclists and keen walkers. Hackney Marshes and Walthamstow Marshes are within walking distance and a perfect escape from the city. Lea Bridge Station gets you to Tottenham Hale and Stratford in 5 mins. Kophi is my fave local coffee place, the owner is lovely. Its a 10 min cycle from Clapton and Chatsworth road market is on every Sunday. it's also close to Leyton and Walthamstow."

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