






Seymour Road, Leyton, London, E10

£325,000

Leasehold

FOR SALE

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- Guide Price: £325,000-£350,000.
- 2 Bedroom second floor purpose-built flat
- Buy to let opportunity
- Great first time buy
- Lea Bridge station: 0.6 mile
- Double glazing
- Council tax band: C & EPC rating: C (76)
- Shared garden & residents parking
- Chain-free
- Internal: 621 sq ft (58 sq m)

A stylish, purpose-built property on Seymour Road.

This property has plenty of space both inside and around the building including parking (one unallocated space). The proportions of the reception room give you space to gently separate a cosy section for relaxing from your dining area, with a separate fitted kitchen that is also connected to the reception via a large service hatch. The bedrooms (one double and one single), like everywhere in the flat, feel fresh and simple. There's also a decent sized bathroom, complete with a rainfall shower over the tub.

The decor throughout is neutral and well finished, maximising the flow of natural light. It's ready to be moved into and made your home.

Living here you're located just off Lea Bridge Road, meaning the commute into town is a doddle thanks to the numerous bus routes. Lea Bridge station is also within easy reach. When the weekend calls there is loads to do in this fantastic part of East London, with both Walthamstow and Leyton on your doorstep. Or you could just wander up to the Hare & Hounds for a quiet pint and a bite to eat - the choice is yours.

This is a ready to go flat, chain-free, and a first time buyer's dream, shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Staircase to all floors & flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to all rooms.

Reception Room

17'3 x 15'4

Open to:

Kitchen

10'9 x 8'2

Open to reception room.

Bedroom One

13'4 x 11'2

Bedroom Two

9'3 x 6'8

Bathroom

7'6 x 5'7

Communal Garden

Off Street Parking

Residents parking

Additional Information:

Lease Term: 125 years from 25 December 1992

Lease Remaining: 93 years remaining

Ground Rent: £200 per annum

Service Charge: £1,525.79 per annum

Local Authority: London Borough Of Waltham Forest

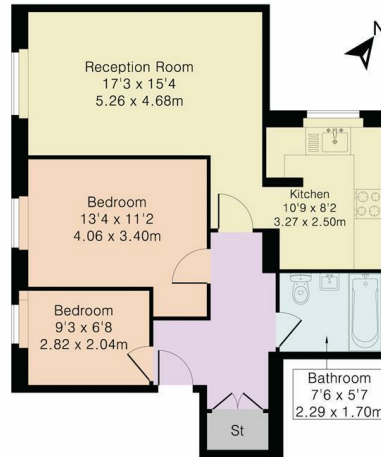
Council Tax Band: C

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 621 sq ft – 58 sq m



Second Floor Flat



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

