





Seymour Road, Leyton, London, E10

Offers In Excess Of £225,000

FOR SALE

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Leasehold

- 1 Bedroom ground floor studio flat
- Double glazing
- Ideal buy to let opportunity
- Great first time purchase
- Lea Bridge Overground station: 0.6 mile
- Council tax band: B
- EPC rating: C (71)
- Shared garden & residents parking
- Chain-free
- Internal: 329 sq ft (31 sq m)

Looking for a one-bedroom flat in Leyton? This contemporary ground-floor flat might be for you.

With neutral decor and ample natural light, the property offers the perfect blend of modern living and urban convenience. The open-plan reception room and separate fitted kitchen provide a flexible layout for entertaining or relaxing. The double bedroom boasts built-in storage, maximising space efficiency and the home has double glazing that ensures comfort year-round. Residents also benefit from communal gardens, perfect for enjoying the warmer months, and the added convenience of residential parking.

Ideally located just off Lea Bridge Road, the property offers excellent transport links via bus or train into Central London with Lea Bridge Overground Station within easy reach. The local area boasts a vibrant atmosphere with a fantastic selection of shops, restaurants, and leisure facilities including The Hare & Hounds and Evolve Fitness.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising buy-to-let opportunity, this chain-free flat is well worth considering. Shall we take a look?

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DIMENSIONS

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via flat entrance door leading into:

Entrance Hallway

Door to bathroom. Open to:

Reception Room

14'1 x 9'5 (4.29m x 2.87m)

Open to bedroom.

Kitchen

8'2 x 4'7 (2.49m x 1.40m)

Open to:

Bedroom

9'2 x 8'11 (2.79m x 2.72m)

Open to kitchen.

Bathroom

7'11 x 4'9 (2.41m x 1.45m)

Communal Garden

Off Street Parking

Residents parking

Additional Information:

Lease Term: 125 years from 25 December 1992

Lease Remaining: 93 years remaining

Ground Rent: £80 per annum

Service Charge: £1,466.33 - per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

Notice:

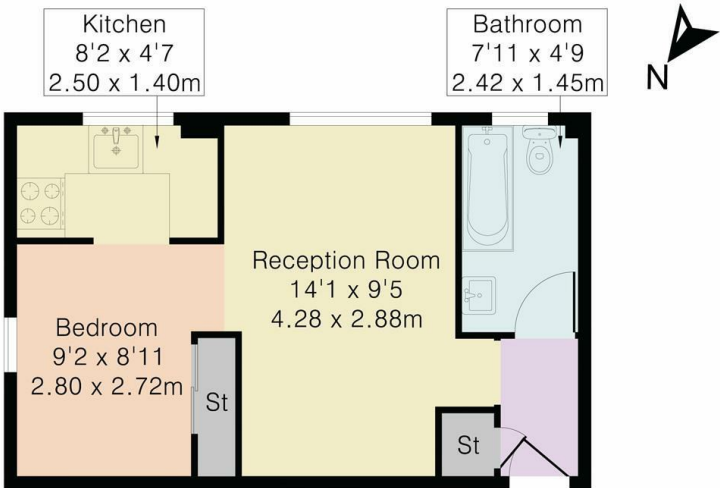
All photographs are provided for guidance only.

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 329 sq ft – 31 sq m



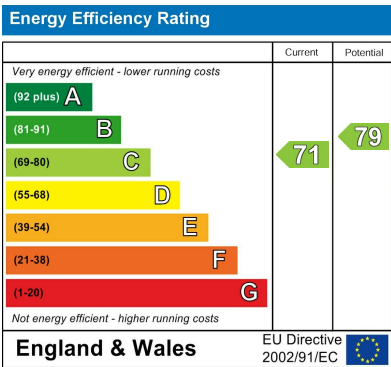
Ground Floor



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



LOCATION



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