



Seymour Road, Leyton!, London, E10

Guide Price £425,000

Leasehold

FOR SALE

1 1 2

- Guide Price: £425,000-£450,000.
- First floor maisonette
- 2 Double bedrooms
- Lounge/kitchen
- Gas central heating
- Lea Bridge Station: 0.3 mile
- Council tax band: B & EPC rating: C (71)
- Shared rear garden: approx 40ft
- Chain-free
- Internal: 724 sq ft (67.3 sq m)

Guide Price: £425,000-£450,000. Offered chain-free, this delightful first-floor maisonette welcomes you with two generously proportioned double bedrooms, providing ample space for comfortable living.

The heart of the home is the expansive lounge/kitchen area, featuring original stripped floorboards and a feature fireplace. A statement chandelier, complemented by cornicing, hangs above, and a large window floods the room with natural light. The modern grey kitchen, thoughtfully designed with a Belfast sink, offers functionality and style.

The primary bedroom is painted in a calming pale blue and illuminated by two windows, ensuring a bright and airy space. The bathroom continues the theme of modern elegance, boasting floor-to-ceiling light beige tiles and a sleek three-piece suite. Adding to the appeal of this property is a shared rear garden.

Living here, you will have access to a lively area that boasts a rich array of amenities and attractions. Commuters will appreciate the proximity to Lea Bridge Station, just a short stroll away, offering convenient access to the city. Nature enthusiasts can explore the nearby Walthamstow Marshes, a haven of natural beauty. For those seeking social hubs, the renowned Princess of Wales pub, Blondie's Brewery, and the creative space of Patchworks are all within easy reach, enriching the local community experience.

Shall we take a look?

Seymour Road, Leyton!, London, E10

DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor.

First Floor Landing

Doors To:

Lounge/Kitchen

17'1 x 12'10 (5.21m x 3.91m)

Bedroom One

11'5 x 11'5 (3.48m x 3.48m)

Bedroom Two

10'9 x 10'5 (3.28m x 3.18m)

Bathroom

8'0 x 8'0 (2.44m x 2.44m)

Rear Garden (Shared)

Additional Information:

Lease Term: 125 years from 29 September 2000

Lease Remaining: 100 years remaining

Ground Rent: £100 - Per annum

Service Charge: £0 - Per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

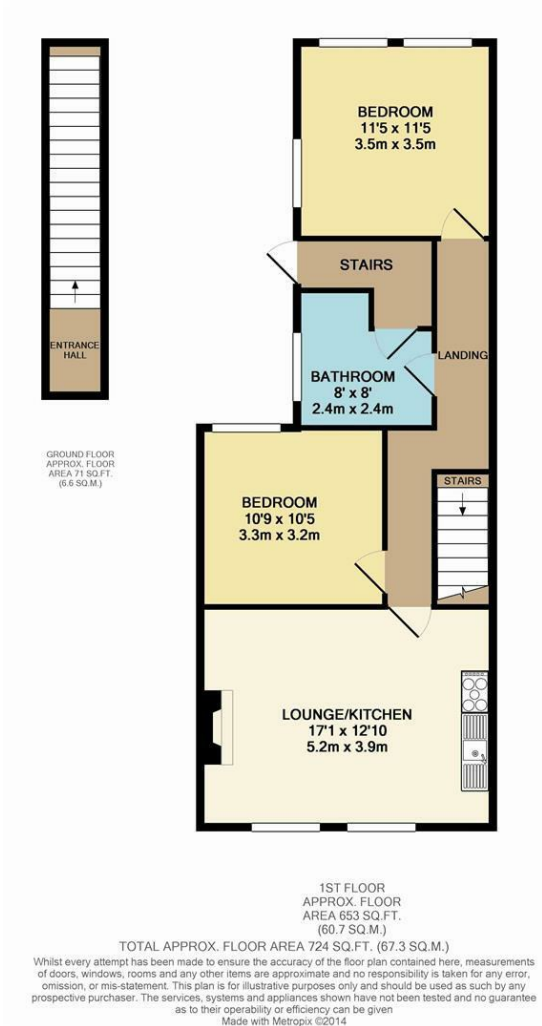
Notice:

All photographs, floorplan and video tours are provided for guidance only.

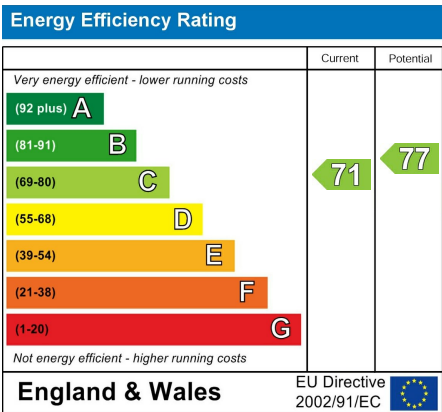
Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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).

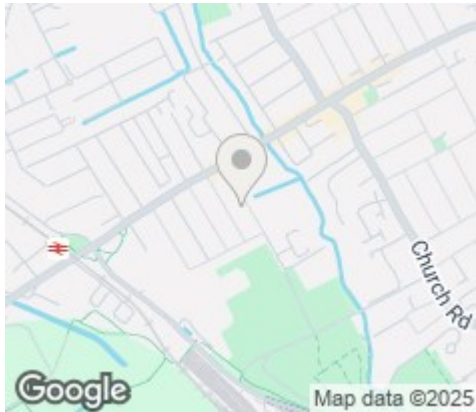
FLOORPLAN



EPC RATING



LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

