



Seymour Road

, London, E10 7LY

£375,000



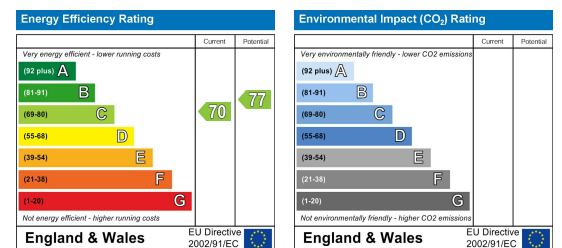
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- One Bedroom
- Ground Floor
- 0.3m Walk To Lea Bridge Station
- 1.6m To Leyton Tube Station
- Warner Flat
- Leasehold
- Stylish Kitchen
- Long Lease
- Private Section Of Rear Garden
- 619 Sq Ft (57.5 SQ M)

This excellent ground-floor, one-bedroom Warner flat is enviably situated on a quiet street and is comfortably perched between Walthamstow, Leyton and Clapton. Enter through your very own private front door and you will discover a cosy bay fronted lounge featuring stunning stripped wooden floors. A stylish L-shaped kitchen follows complete with wooden worktops, a gas hob, sleek white units and the benefit of space to dine as well as access out to the garden. Next is the spacious family bathroom featuring both clever yet sizeable storage compartments and a modern shower over bath. To the rear is the generously sized main bedroom with two large windows that flood the room with light and more of the beautiful stripped wooden floors. Outside is your very own private section of rear garden with a much sought after west facing aspect for evening sun. This easy to maintain sun trap has a decked sitting area perfect for al fresco dining or just kicking back to relax whilst catching the East London sunset.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.