



## Seymour Road, Leyton, E10 7LZ

Asking Price £435,000



\*\* TWO BED FIRST FLOOR MAISONETTE WITH GARDEN - CHAIN FREE \*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes is delighted to present to the sales market this wonderful two bedroom first floor Abraham flat on a sought after turning off Lea Bridge Road in Leyton. The property is offered chain free and is well presented throughout with access to a sizeable loft via pull down ladder for storage, and a good size rear garden. Accommodation comprises; a bright and spacious reception room, kitchen, two double bedrooms, three piece bathroom suite, and a south facing rear garden.

The Warner Flats in Leyton are a charming development with historical significance, reflecting the craftsmanship and design sensibilities of late 19th-century London. Built by the prominent developer J.G. Abraham & Company, these maisonettes offer a blend of elegance and practicality, each thoughtfully designed with period features. The properties typically feature their own gardens, providing a sense of privacy and community in an urban setting. Their aesthetic is reminiscent of the nearby Warner flats, with both developments sharing a focus on offering functional yet attractive homes for the growing middle class during the late 1800s and early 1900s.

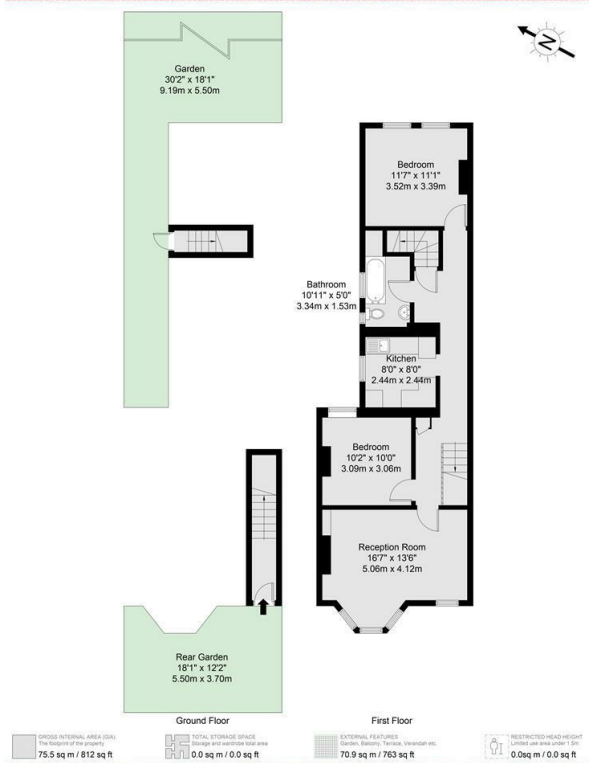
The property is located in Seymour Road, a quiet residential turning off Lea Bridge in Leyton, on the border with Hackney, with a choice of local shops and amenities in the area as well as being near Lea Bridge Overground Station for easy access into the City and Stratford Westfield. It is also just a 20-minute walk to Chatsworth Road with its famous Sunday market and only 5-minute walk to the open, green spaces of Hackney and Walthamstow

- TWO BEDROOM GARDEN FLAT
- FIRST FLOOR WITH LARGE LOFT FOR STORAGE
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME PURCHASE
- LOTS OF LOCAL AMENITIES
- CHAIN FREE

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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