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Seymour Road, London, E10 7ND
Offers In The Region Of £240,000

Kings Group Are Delighted to present this purpose-built one bedroom apartment nestled on Viking Place, presenting an enticing opportunity for those seeking a delightful living space in the heart of Leyton.

This gem comes with the added advantage of being sold with no onward chain, ensuring a seamless transition for the lucky new owner. Security is paramount, with a communal entrance featuring a phone entry system, offering both convenience and peace of mind. The apartment boasts full double glazing, providing a tranquil and energy-efficient environment.

Located within walking distance to local shops and amenities, residents can easily immerse themselves in the local culture, shopping, and dining scenes. The lease comes with an impressive 93 years remaining, offering long-term stability. For those who appreciate outdoor spaces, the property includes access to large communal gardens, perfect for relaxation and socializing. With trainlines in close proximity, commuting becomes a breeze, connecting residents to the heart of London. Don't miss the chance to make this one bedroom apartment your haven in a prime location, combining comfort, security, and convenience.

Hallway
6'3" x 3'9" (1.93 x 1.15)

Textured ceiling, engineered oak flooring, telephone point and power points.

Bathroom
6'9" x 5'8" (2.06 x 1.75)

Tiled walls and flooring, extractor fan, panel enclosed corner bath with mixer tap & shower attachment, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and low level flush w/c.

Reception
10'2" x 14'8" (3.12 x 4.48)

Double glazed window to side aspect, textured ceiling, single radiator, laminate flooring, phone and TV aerial point, power points.

Kitchen
11'7" x 6'10" (3.55 x 2.09)

Double glazed window to side aspect, tiled walls with part tiled splash backs, range of base & wall units with flat granite effect top work surfaces, integrated cooker with electric oven and hob, extractor fan, sink with drainer unit, space for fridge freezer, integrated washing machine, textured ceiling and power points.

Bedroom
11'3" x 12'5" (3.44 x 3.81)

Double glazed window to side aspect, textured ceiling, single electric heater and power points.

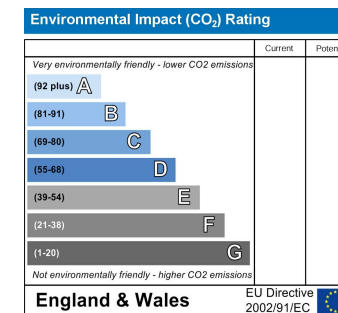
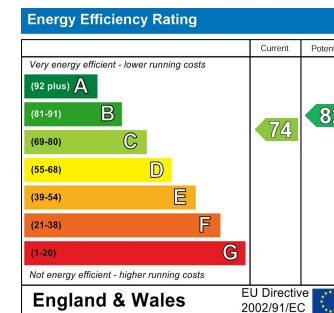
Locality

Viking Place in Leyton is not just a thriving community but also a great location offering an abundance of local amenities and excellent transport connections. Within a stone's throw, residents can access supermarkets, corner shops, and vibrant local markets, ensuring that their daily needs are met with ease and convenience. Pharmacies and healthcare facilities are also close at hand, providing essential services to the community. The culinary scene is diverse, with a variety of dining options ranging from cosy cafes to family-run restaurants, reflecting the multicultural fabric of the area. For leisure and recreation, Viking Place offers green spaces and parks where residents can relax, exercise, or enjoy outdoor activities.

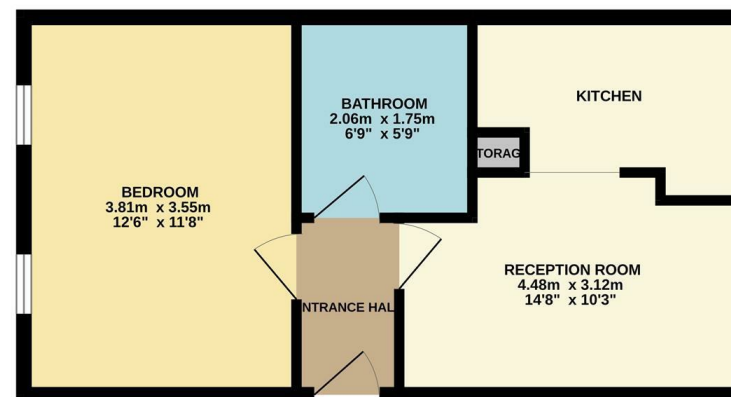
Transportation convenience is a highlight of Viking Place's appeal, with easy access to nearby tube, train, and bus stations. The nearby Lea Bridge train station offers another convenient option for commuters, with regular services connecting to Liverpool Street and Tottenham Hale. With frequent bus services traversing the area, residents have seamless access to the wider city, making Seymour Road an ideal choice for those seeking urban connectivity without sacrificing the charm of a local community. Whether it's for work, leisure, or exploration, Seymour Road provides residents with the essential amenities and transportation links to support their diverse lifestyles and aspirations.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 125 years from 1/1/1992
Years Remaining: 93 Years
Ground Rent: £200 pa
Service Charge: £1,500 pa
Council Tax Band: B
Annual Council Tax Estimate: £1,690.67 P/A



FIRST FLOOR
38.0 sq.m. (409 sq.ft.) approx.



TOTAL FLOOR AREA: 38.0 sq.m. (409 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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