




## Seymour Road, Leyton, London, E10

£325,000

Leasehold

**FOR SALE**

 1  1  2

- 2 Bedroom first floor purpose-built flat
- Buy to let opportunity
- Great first time buy
- Double glazing
- Lea Bridge station: 0.6 mile
- Council tax band: C
- Shared garden
- Residents parking
- Chain-free
- Internal: 589 sq ft (55 sq m)

Looking for a two bedroom flat in Leyton? Then this two bedroom, first floor property on Seymour Road could be the one.

This fantastic flat has plenty of internal space (including build in storage - very handy!), as well as communal gardens and residents parking outside. The proportions of the reception room give you space to both relax and dine, with a separate fitted kitchen that is also connected to the reception via a large service hatch. The bedrooms (one double and one single), are decorated, like the rest of the flat, in cool, neutral tones, adding to the feeling of space and light throughout. It's pretty much turn key ready.

Living here you're located just off Lea Bridge Road, meaning the commute into town is a doddle thanks to the numerous bus routes. Lea Bridge station is also within easy reach. When the weekend calls there is loads to do in this fantastic part of East London, with both Walthamstow and Leyton on your doorstep. Or you could just wander up to the Hare & Hounds for a quiet pint and a bite to eat - the choice is yours.

Oh, and we almost forgot to mention - the flat is chain free, which is an added bonus.

Shall we take a look...?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase to all floors & flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Reception Room

17'2 x 15'5

Open to:

### Kitchen

10'7 x 8'2

Open to reception room.

### Bedroom One

13'2 x 11'1

### Bedroom Two

9'2 x 6'8

### Bathroom

7'4 x 5'7

### Communal Garden

### Off Street Parking

Residents parking

### Additional Information:

Lease Term: 125 years from 25 December 1992

Lease Remaining: 93 years remaining

Ground Rent: £200 per annum

Service Charge: £1,525.79 - per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: C (80)

### Notice:

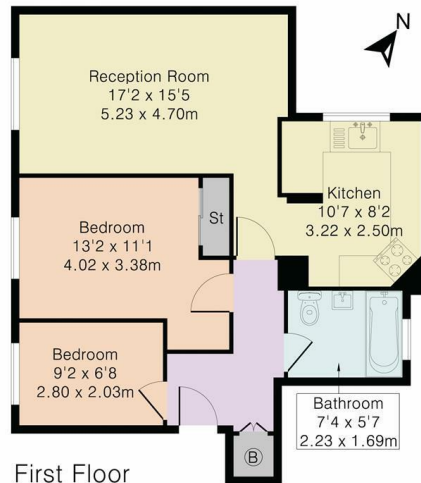
All photographs are provided for guidance only.

### 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

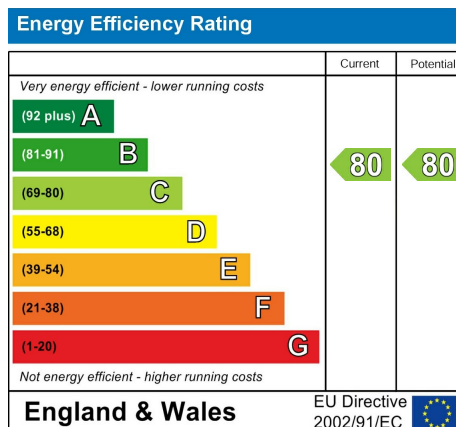
Approximate Gross Internal Area 589 sq ft – 55 sq m



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



## MAP



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