



CHURCHILL
estates



Seymour Road,
London

Asking Price £375,000

Tenure : Leasehold

Floor Area : 613.50 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



A stylishly presented two bedroom second floor apartment set within a well-maintained development surrounded by attractive communal gardens. This lovely home has been thoughtfully updated throughout and offers bright, contemporary living accommodation ideal for first-time buyers, professionals or investors.

The property comprises a welcoming entrance leading to an open and airy living/dining room with space for both lounge and dining furniture, opening through to a beautifully refitted kitchen finished with sage green shaker-style units, wood-block worktops and stylish metro tiling. Two well-proportioned bedrooms are complemented by a modern white bathroom suite with shower over bath.

The apartment further benefits from wood-effect flooring throughout, neutral décor providing a blank canvas for new owners, and double glazed windows enjoying pleasant outlooks. Externally, residents enjoy beautifully kept communal gardens with mature planting and rose beds, along with the added convenience of allocated parking.

Transport links are excellent, with Lea Bridge Overground Station just under a kilometre away providing quick access into central London, along with regular bus routes (including the 55 and 56) serving the local area.

Ideally positioned for local amenities, schools, transport links and access to Leyton Jubilee Park, this immaculate apartment would suit a wide range of buyers and viewing is highly recommended to appreciate the quality of finish on offer.





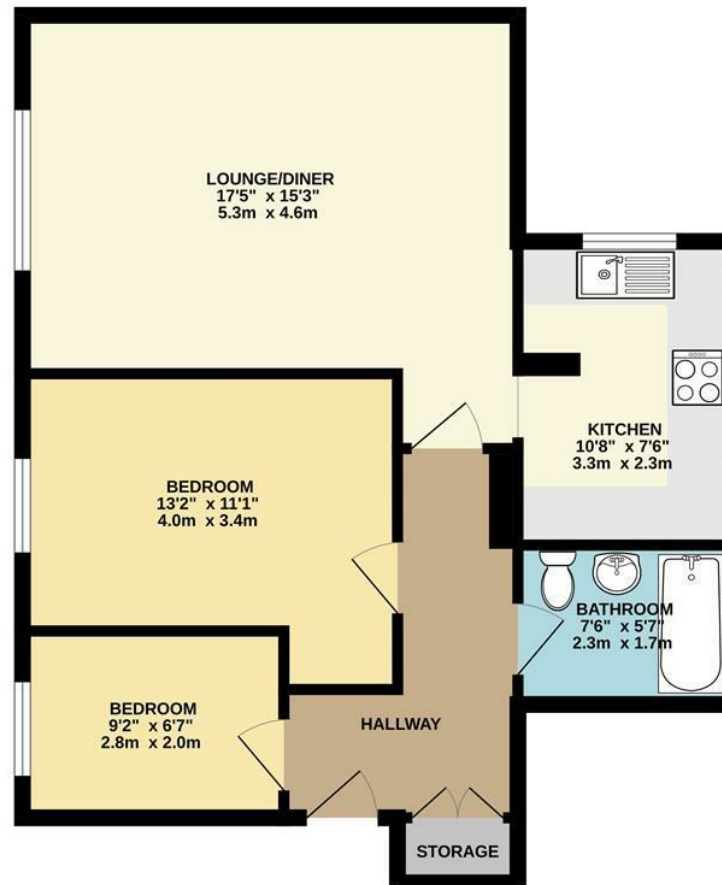


- Two Bedroom Second floor Apartment
- Open-Plan Living/Dining Room
- Contemporary White Bathroom Suite
- Close To Lea Bridge Overground Station
- Excellent Bus Links Into Central London
- Beautifully Refitted Modern Kitchen
- Two Well-Proportioned Bedrooms
- Allocated Parking
- Ideal For First-Time Buyers Or Investors
- Close to Leyton Jubilee Park





SECOND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) 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 by any prospective purchaser. 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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To view call **0208 503 6060**

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