

Directions

Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Second Floor
Approx. 67.6 sq. metres (727.5 sq. feet)



Total area: approx. 67.6 sq. metres (727.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Whitehall Road



Flat 10, Seymour Court Whitehall Road, London, E4 6DZ

Offers Over £300,000

- Two-bedroom second-floor flat
- Separate kitchen/diner
- Bathroom and separate WC
- Good remaining lease
- Convenient bus and rail connections
- Generous living room
- Two well-proportioned bedrooms
- Practical, well-arranged layout
- Close to local shops and amenities
- Easy access to Epping Forest

Seymour Court Whitehall Road, London E4 6DZ

A spacious second-floor flat offering two bedrooms, a generous living room, separate kitchen/diner, bathroom facilities, communal gardens and a good lease, all within easy reach of transport links, local amenities and Epping Forest.



Council Tax Band: C



Situated on the second floor of Seymour Court, this well-arranged two-bedroom flat offers spacious and practical accommodation in a convenient Chingford location. The property also benefits from a good remaining lease, making it an appealing option for first-time buyers, couples and investors.

A welcoming entrance hallway provides access to each room. The generous living room offers ample space for both seating and dining furniture, while the separate kitchen/diner provides a defined area for cooking and everyday dining. There are two well-proportioned bedrooms, including a particularly spacious principal bedroom and a second bedroom featuring an attractive curved bay.

The accommodation is completed by a bathroom and separate WC, adding further convenience to the layout. Seymour Court also benefits from attractive communal gardens.

Whitehall Road is well placed for Chingford's shops, cafés, restaurants and everyday amenities, with further facilities available around Station Road and Chingford Green. The open spaces and woodland of Epping Forest are also within easy reach, providing excellent opportunities for walking, cycling and outdoor recreation.

Transport connections are convenient, with the Seymour Court bus stop served by the 179 and 397 routes. Additional nearby services include the 212 and 444, providing links towards Chingford, Highams Park, Walthamstow and surrounding areas. Chingford station is only a short walk and offers London Overground Weaver line services towards Liverpool Street, with connections to the Victoria line available at Walthamstow Central.

In summary: a spacious second-floor flat offering two bedrooms, a generous living room, separate kitchen/diner, bathroom facilities, communal gardens and a good lease, all within easy reach of transport links, local amenities and Epping Forest.