



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(71-81) B		
(59-60) C		
(55-58) D		
(51-54) E		
(41-48) F		
(1-30) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



SEYMOUR ROAD, LONDON
£1,900 Per Calendar Month
2 Bed Flat



Features:

- 2 Bedrooms
- New Bathroom
- Unfurnished
- Available Now
- Ground Floor Flat
- Ex Warner
- Council Tax Band B
- Short Walk To Lea Bridge Station
- Permit Parking
- Shared Garden

Full of character and flooded with natural light, this charming two-bedroom ex-Warner apartment enjoys a fantastic location close to Hackney Marshes, with Walthamstow, Clapton and Leyton all within easy reach. Lea Bridge station is just a short stroll away, providing swift connections to Stratford, Tottenham Hale and beyond.

Inside, the home pairs original features with tasteful modern updates. There's a bright separate reception room, a smart kitchen, a shared rear garden and the added benefit of your own private entrance.

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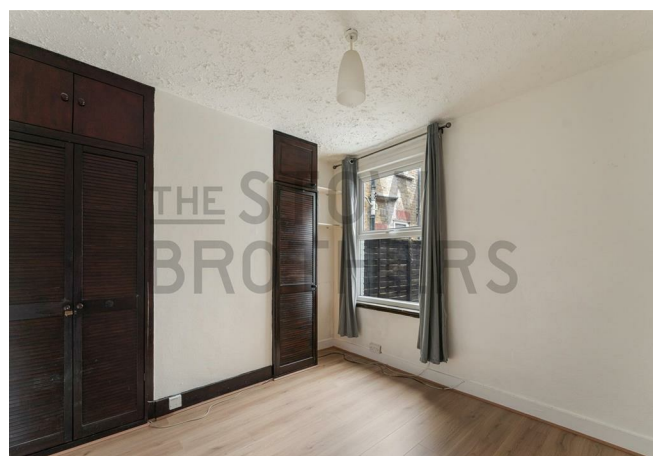
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IF YOU LIVED HERE...

Built as part of Sir Thomas Courtenay Warner's pioneering developments in the early 20th century, these distinctive homes continue to be highly sought after for their generous proportions, practical layouts and enduring period appeal.

Set on the ground floor, this apartment has been carefully enhanced while retaining its original charm. The reception room is a welcoming space, complete with pristine decor, a feature fireplace surround and large windows that fill the room with natural light.

Both bedrooms are doubles, with one offering the versatility to become a second reception room, dining room or home office if preferred. The kitchen provides ample storage and workspace, while the contemporary bathroom is finished with oversized tiles and a shower above the bath.

You'll love making the most of your shared rear garden, which is gorgeously secluded with plenty of mature foliage. You've also got plenty more greenery to explore nearby; Jubilee Park is just a short stroll away, while Hackney Marshes is slightly further.

Head a few minutes north and you'll reach Lea Bridge Road, which has become a hot spot for independents, such as eclectic event space Patchworks, which now houses Blondies brewery - a great choice for a new local. If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which won multiple design awards when a stunning extension housing a cafe was added to the Grade-II listed building.



WHAT ELSE?

- After a huge rebuild, the Lee Valley Ice Centre in 2024. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, the Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.
- The Princess of Wales pub is known across the capital thanks to its lovely canal-side area - and it's a hearty minute walk from your front door.
- You won't ever be stuck for essential items thanks to the great selection of convenience stores on Lea Bridge Road. Aldi is a short walk away.

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