



**CHURCHILL**  
estates

# Seymour Road, London

Offers In The Region Of  
£375,000

Tenure : Leasehold

Floor Area : 665.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 2

Receptions : 1

Bathrooms : 1



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



Situated on Seymour Road in the vibrant area of Leyton, this spacious first-floor apartment offers a delightful living experience. Boasting two generously sized double bedrooms, this flat is perfect for individuals or small families seeking comfort and convenience. The well-proportioned reception room provides an inviting space for relaxation and entertaining, while the modern bathroom ensures practicality for everyday living.

One of the standout features of this property is its access to communal gardens, providing a serene outdoor space to unwind. Additionally, the flat comes with the added benefit of two designated parking spaces, a rare find in London. For those who enjoy outdoor activities, Jubilee Park is conveniently located next door, offering a lovely area for leisurely strolls or picnics.

The location is particularly advantageous, with easy access to Lea Bridge Road Elizabeth Line Station, making commuting a breeze. Furthermore, a variety of bus links are readily available, ensuring excellent connectivity to the rest of London. Residents will also appreciate the proximity to numerous amenities, including shops, cafes, and restaurants, all within a short distance.

This apartment presents an excellent opportunity for those looking to embrace the lively atmosphere of Leyton while enjoying the comforts of a well-appointed home. Don't miss the chance to make this charming flat your own.



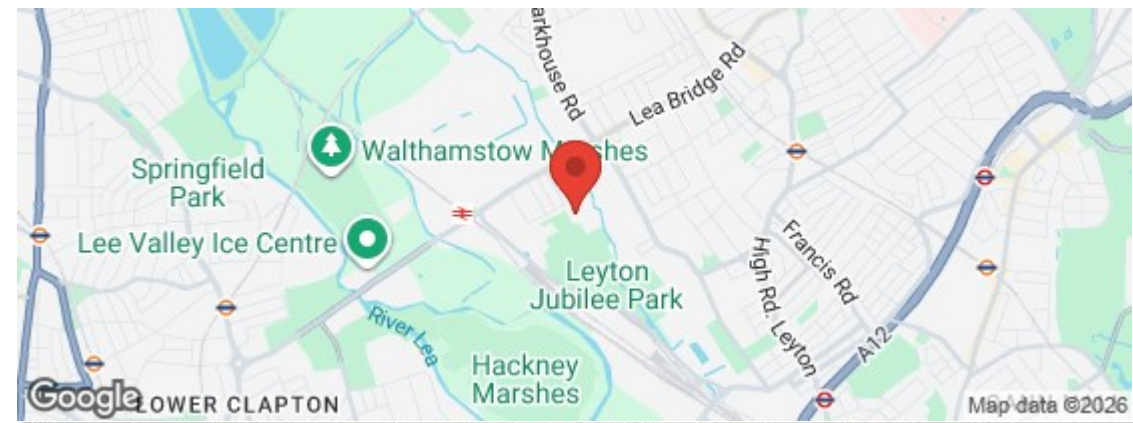


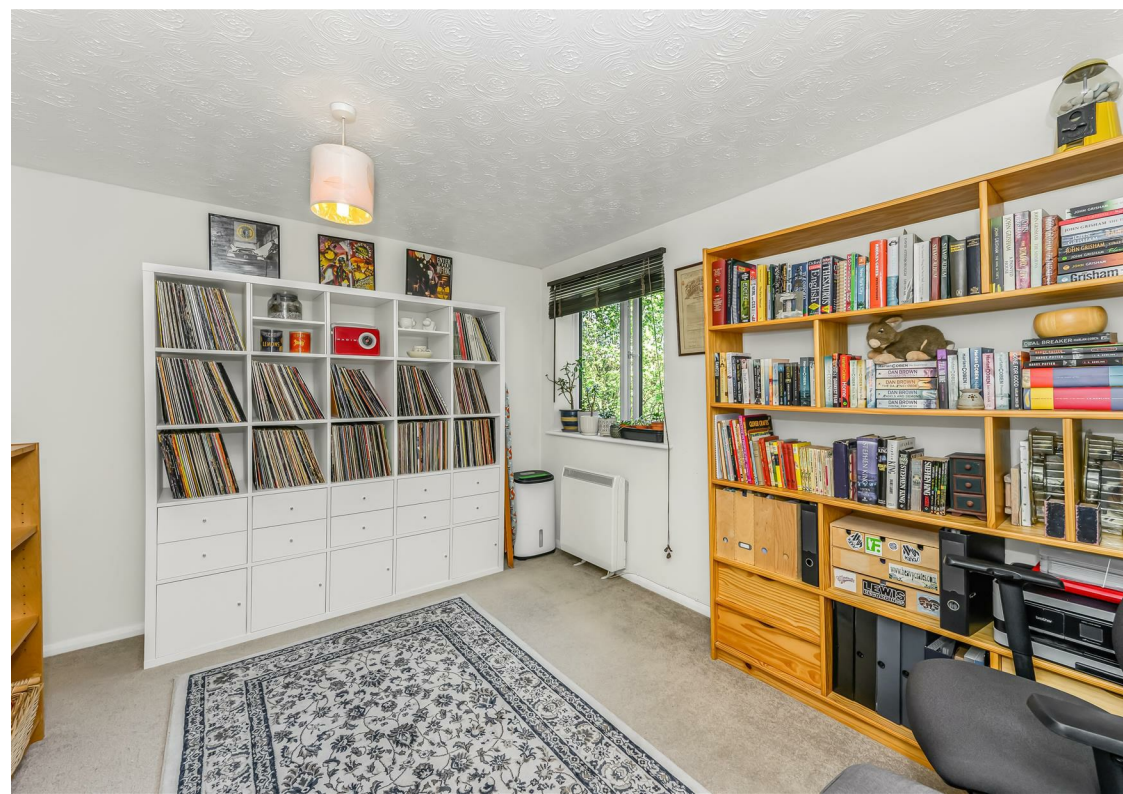
Utens





- Two Double Bedroom First floor flat
- 91 years remaining on the lease
- Close proximity to a number of Amenities and Jubilee Park
- Allocated Parking for Two cars
- easy access to Lea Bridge Road Elizabeth Line Station
- Communal Gardens





FIRST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



Email [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

To view call **0208 503 6060**

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