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Seymour Road, London, E10 7LY
Offers In Excess Of £350,000

Nestled in the vibrant area of Seymour Road, London, this charming flat presents an excellent opportunity for those seeking a new home in a prime location. The property is chain-free, allowing for a smooth and hassle-free purchase process.

Conveniently situated within walking distance of Lea Bridge Road Station, commuting to central London and beyond is both easy and efficient. This accessibility makes it an ideal choice for professionals and families alike. Additionally, the property is just a short stroll from a variety of local shops and amenities, ensuring that all your daily needs are met within close proximity.

The flat boasts a long lease, providing peace of mind and stability for future homeowners. With its appealing location and practical features, this property is perfect for anyone looking to settle in a lively community while enjoying the comforts of home.

Do not miss the chance to explore this delightful residence in a sought-after area of London.

Locality:

Seymour Road is not just a thriving community but also a strategic location offering an abundance of local amenities and excellent transport connections. Within a stone's throw, residents can access supermarkets, corner shops, and vibrant local markets, ensuring that their daily needs are met with ease and convenience. Pharmacies and healthcare facilities are also close at hand, providing essential services to the community. The culinary scene is diverse, with a variety of dining options ranging from cosy cafes to family-run restaurants, reflecting the multicultural fabric of the area. For leisure and recreation, Bloxhall Road offers green spaces and parks where residents can relax, exercise, or enjoy outdoor activities.

Transportation convenience is a highlight of Seymour Roads appeal, with easy access to nearby tube, train, and bus stations. The nearby Lea Bridge train station offers another convenient option for commuters, with regular services connecting to Liverpool Street and Tottenham Hale. With frequent bus services traversing the area, residents have seamless access to the wider city, making Bloxhall Road an ideal choice for those seeking urban connectivity without sacrificing the charm of a local community. Whether it's for work, leisure, or exploration, Seymour Road provides residents with the essential amenities and transportation links to support their diverse lifestyles and aspirations.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 127 Years Remianing
Ground Rent: Ask Agent
Service Charge: £0
Building Insurance: £370 P/A
Council Tax Band: B
Annual Council Tax Estimate: £1,691 pa
Flood Risk
Rivers & Seas No Risk
Surface Water Very Low

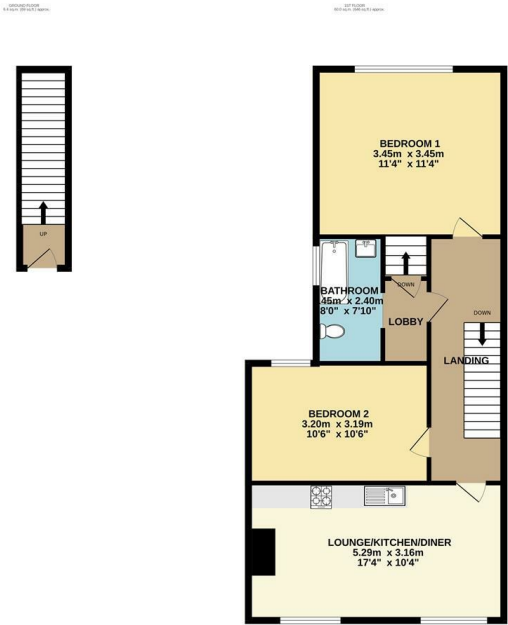
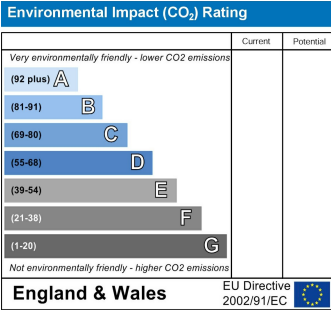
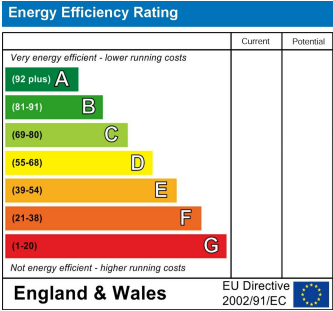
Hallway
5'10" x 22'7" (1.80 x 6.90)
Smoke alarm and power points.

Kitchen/Lounge
10'4" x 17'2" (3.16 x 5.24)
Double glazed window to front aspect, double radiator, laminate flooring, walls with tiled splash backs, range of base & wall units with granite effect work surface, integrated cooker with gas oven and hob, extractor with hood, integrated fridge freezer and dish washer, sink with drainer unit, TV aerial and phone point, power points.

Bathroom
9'6" x 8'0" (2.90 x 2.45)
Double glazed window to rear aspect, tiled walls and flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c and shaver point.

Bedroom One
11'3" x 11'3" (3.45 x 3.45)
Double glazed window to rear aspect, double radiator and power points.

Bedroom Two
10'5" x 10'5" (3.20 x 3.19)
Double glazed window to rear aspect, double radiator and power points.



TOTAL FLOOR AREA: 66.4 sq.m (715 sq.ft.) APPROX.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is to illustrate the proposed layout and is not to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency, save to the best of our knowledge.

