

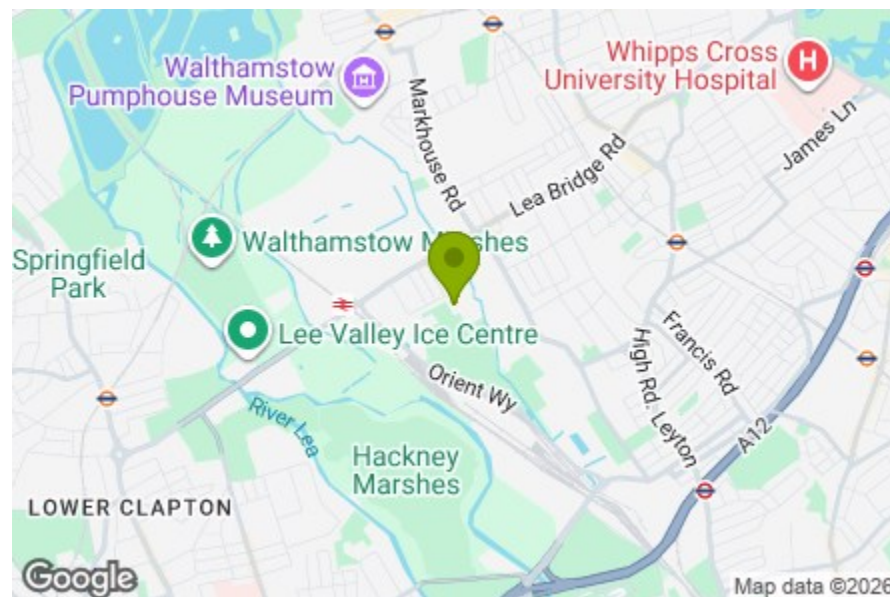
Reception Room  
11'7" x 14'7"

Kitchen  
8'2" x 13'6"

Bathroom  
8'5" x 4'4"

Bedroom  
11'1" x 10'1"

Bedroom  
10'4" x 12'7"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	80
	EU Directive 2002/91/EC	



## SEYMOUR ROAD, LEYTON

Offers In Excess Of £375,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Third Floor
- Well Presented
- 662 sq ft
- Close to Lea Bridge Station
- Private Access To Loft Space 3x3m

Set on the third floor of Viking Place, this well presented two bedroom apartment offers 662 square feet of bright, practical living space in a well connected Leyton setting, with Lea Bridge Station close by and plenty to enjoy locally.

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IF YOU LIVED HERE....

You'd step into a welcoming hallway with warm timber flooring and built-in storage, then through to the main living space, where the reception room and kitchen are arranged in an easy open plan layout. There's plenty of room to relax and dine, while the large window keeps things feeling light throughout the day. The kitchen is neatly tucked into its own zone, finished in a smart two-tone palette with white worktops, brass hardware and generous cabinetry.

Both bedrooms sit off the hallway, giving the flat a simple, well considered flow. The principal bedroom is a generous double, while the second is also a good sized room with real flexibility for guests, children or working from home. The bathroom is finished in a calm, clean style with large format tiling, a vanity unit and a shower over the tub, while the addition of private access to loft space brings in valuable extra storage.

WHAT ELSE?

Lea Bridge Station is the nearest rail link, and there are also regular nearby bus routes including the 55 and 56, making day to day travel across East London pleasingly straightforward.

Leyton Jubilee Park is a real local bonus, with a play area, outdoor gym, football pitches, nature areas and a café, so there's plenty of open space close to home.

For food and drink, Francis Road has well loved independents including Marmelo and Yardarm, while the Hare & Hounds and East London Brewing Company add more close-by options around Lea Bridge Road.



A WORD FROM THE OWNER...

"Great outdoor space in adjacent Jubilee Park, great local school catchment for Willow Brook Primary, good sized double bedrooms for the area, refurbed floor (2022) and kitchen (2024) and massive storage in the loft."

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