

Total Area: 65.2 m<sup>2</sup> ... 702 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Reception Room  
10'8" x 13'5"

Bedroom  
10'8" x 10'5"

Kitchen  
8'0" x 7'10"

Bathroom  
6'6", 12'4" x 7'10"

Bedroom  
11'6" x 11'0"



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		64	78
		EU Directive 2002/91/EC	



## SEYMOUR ROAD, LEYTON

Offers In Excess Of £425,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Ground Floor
- 702 sq ft
- Section of Rear Garden
- Close to Lea Bridge Station
- Chain Free

A bright and well-proportioned two bedroom ground floor apartment in a well-connected Leyton spot just off Lea Bridge Road. Chain free and measuring 702 square feet, it has a section of rear garden and all the ease of a practical Warner layout, with Lea Bridge Station and plenty of neighbourhood favourites close by.

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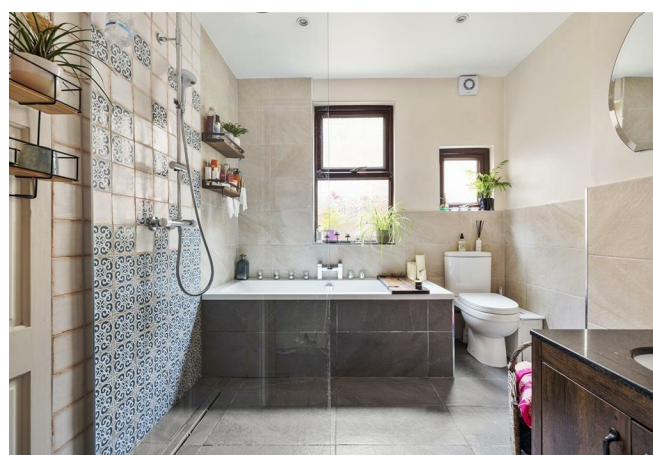
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#### IF YOU LIVED HERE...

Step through your own front door and into a handsome bay-fronted reception room, where pale walls, stripped timber floorboards and a white mantelpiece keep things feeling calm, bright and nicely balanced. It is a welcoming first room, with good proportions and plenty of natural light. Next along is the first bedroom, a comfortable double with soft carpeting, neutral tones and dark timber-framed windows adding a little warmth and character.

Further through comes the kitchen, fitted with light wood style cabinetry, dark worktops and crisp white tiling, with a glazed door leading straight out towards the garden. The bathroom sits just beyond, neatly finished with large format tiling, patterned details, a dark vanity and a bathtub complemented by a separate shower.

At the back, the second bedroom is the larger of the two and feels especially peaceful, with timber flooring, garden-facing windows and an open hearth that adds to the period feel. Outside,

your section of rear garden gives you both decking and lawn, so there is room for a table and chairs, a bit of planting, and easy afternoons outdoors when the weather is kind.

#### WHAT ELSE?

Lea Bridge Station is close by for Greater Anglia services, and the station is also served by bus routes including the 55, 56, N38 and N55.

Leyton Jubilee Park, Waltham Forest's biggest park, is nearby for open green space, walks and weekend downtime.

The Hare & Hounds is right on Lea Bridge Road for a proper local, while Lee Valley Ice Centre and Lee Valley Riding Centre are both nearby when you want something a little different close to home.



#### A WORD FROM THE OWNER...

"I loved this flat as my first home, it is close to great cycling and running as well as shopping and local amenities and is easy to get into central London."

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