

## Seymour Road, Leyton, London, E10

Offers In Excess Of £200,000

Leasehold

**FOR SALE**

1 1 1

- 1 Bedroom, first floor flat
- Double glazed
- Strong buy to let opportunity
- Ideal first time buy
- Lea Bridge station: 0.6 mile
- EPC rating: B (85)
- Council tax band: B
- Shared garden
- Chain-free
- Internal: 299 sq ft (28 sq m)

This purpose built 1 bedroom flat feels open and fresh, with a good flow of natural light throughout. The reception room is well laid out with ample storage and the kitchen is sleek and modern. There's the double bedroom and also a good sized bathroom with lovely tiling.

The decor's simple and the studio layout gives a good feeling of space, with the potential to be made cosy, there's also shared outdoor space.

This property would be a smart buy to let investment, or a first time buy, and it's in a great area.

Living here you're surrounded by lovely pubs and delicious places to eat such as the Hare & Hounds, and Lighthouse. You're also well connected with local transport with Lea Bridge station a 10 minute walk, from where Westfield and the Olympic Park are just one stop away.

There's also Leyton Jubilee Park nearby, and plenty of natural green space less than a 5 minute cycle away at Hackney Marshes.

A cracking studio flat, well connected with shared gardens and plenty of natural greenspace nearby. Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Entrance Hallway

Staircase leading to first floor & flat.

### Entrance

Via flat entrance door leading directly into:

### Open Plan Lounge/Kitchen

15'5 x 13'3

Door to bedroom & bathroom

### Bedroom

9'7 x 8'4

### Bathroom

6'5 x 5'3

### Communal Garden

### Additional Information:

Lease Term: 125 years from 25 December 1992

Lease Remaining: 95 years remaining

Ground Rent: £160 per annum

Service Charge: £1,282.12 - per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: B

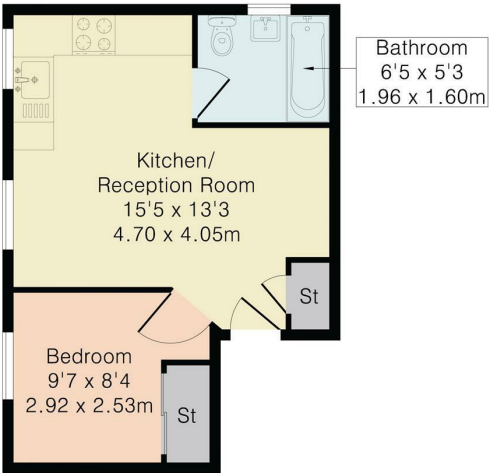
Annual Council Tax Estimate: £1,508.84 pa

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 299 sq ft – 28 sq m



First Floor

## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## MAP

