



## Seymour Road, London, E10 7LY

### £1,700 Per Calendar Month



**\*\*A STUNNING, NEWLY REFURBISHED, GROUND FLOOR MAISONETTE WITH A PRIVATE GARDEN\*\***

OneClickHomes would like present this two-bedroom ground floor maisonette with a garden, that has undergone a full refurbishment. The property offers a spacious lounge, separate fitted kitchen, a double bedroom, a single bedroom, a three-piece bathroom suite, and access to a private garden.

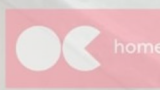
The flat also boasts real wood flooring throughout, a feature fireplace with exposed brickwork, new electrics/plumbing/boiler, double glazing, and a storage cupboard. The property is also situated in a prime location just off Lea Bridge Road, with local amenities and public transport links within a short walk from the property.

AVAILABLE NOW

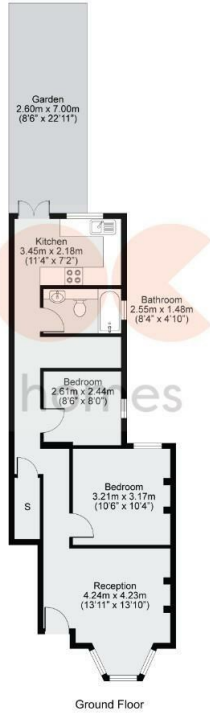
#### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- NEWLY REFURBISHED
- PRIVATE GARDEN
- REAL WOOD FLOORING
- FEATURE FIREPLACE WITH EXPOSED BRICKS
- AVAILABLE NOW



**Seymour Road, Leyton, London E10**  
 Approx. Gross Internal Area = 58.5sqm / 629.7sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



**Energy Efficiency Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

|   | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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