

Kitchen/Lounge/Diner  
15'1" x 22'4"

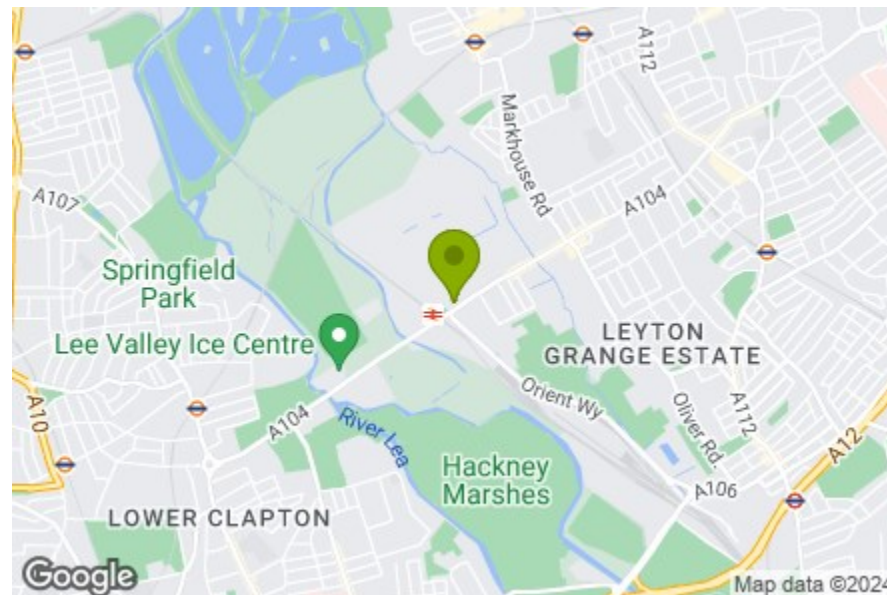
Bedroom  
9'1" x 15'3"

Bathroom  
6'10" x 7'2"

Balcony  
12'1" x 5'2"

Total Area (Excluding Balcony): 50.2 m<sup>2</sup> ... 541 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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		EU Directive 2002/91/EC	



## BECK SQUARE, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold  
1 Bed House



### Features:

- One Bedroom Flat
- Own Parking Space
- Third Floor
- Chain Free
- Close To Lea Bridge Station

A delightful, third floor, one bedroom apartment with a private balcony, allocated parking. You're just minutes on foot to Lea Bridge station and Leyton Jubilee Park is only half a mile on foot, for refreshing greenery and a great outdoor gym.

As noted, Lea Bridge station is just a six minute walk from your door. From here you'll ride one stop to Stratford, where you can connect with Central, Elizabeth and Jubilee tube lines; and C2C, DLR, Greater Anglia and Overground rail services.

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#### IF YOU LIVED HERE...

There's plenty of space to hang your coat before stepping through to your huge, 335 square foot, open plan kitchen, lounge and diner. Here you'll find smooth timber flooring and a beautiful combination of smoky grey mosaic and brickwork tiled splashbacks. The smoky grey continues, along with glossy white cabinetry, blending seamlessly into your integrated chef's oven and appliances. The whole space is bathed in natural light from the sliding patio doors that lead out onto the treetop views of your balcony.

Your dual aspect and generous double bedroom features a floor to ceiling, built in wardrobe, statement floral wallpaper and more treetop views over the rear of your home. Back in the hallway, you have two further built in storage cupboards, always a welcome addition to London apartment living, and from here you'll access your sleek, modern bathroom. Complete with a heated chrome towel rail, vanity unit with recessed lighting and a shower over the tub.

Your new local will be the Hare & Hounds on Lea Bridge Road. This super friendly gastropub has a gorgeous covered beer garden and serves up delicious pizzas and hearty Sunday roasts. For fresh bread, coffee and amazing pastries wander over to Pavilion Mentmore Studios, an artisan bakery and coffee house just off Argall Avenue. A ten minute walk or four minute cycle in the same direction brings you to the Argall Way entrance to Walthamstow Marshes. From here you can explore South into Lee Valley Park, or North into the vast nature reserves of Walthamstow Wetlands.

#### WHAT ELSE?

- Beside Lea Bridge station you'll also find a huge Cycle Hub, for secure storage of bicycles, all conveniently situated near the Lea Bridge Road entrance to Lee Valley Park.
- Blondies Brewery has an independent taproom where you can sample their craft beers and listen to the latest bands and DJs at one of their exciting live music events.
- For a really special evening of wining and dining visit Supperclub.Tube, for exquisite Latin American fusion food from the inside of an underground, decommissioned train carriage.



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

I spent a wonderful four years at the property. The location is ideal, just a stone's throw from Lea Bridge station which has regular trains (every 15 minutes) to Stratford in one direction and Tottenham Hale in the other, meaning travel into London/commutes to work couldn't be easier. The development also has a bus stop right outside meaning late night travel is never an issue. The area itself is an upcoming area with new amenities, shops and restaurants arriving all the time. The flat is above a local convenience store which sells anything you could possibly need. An Aldi is a five-minute walk away, while Leyton Mills, with a large Asda, Next, B&Q, Poundland and more, plus a gym, is a five-minute drive.

The area is surrounded by protected greenspace, with Hackney marshes and Walthamstow wetlands a short walk away. There are plenty of nature walks and very well-connected and signposted cycle routes nearby. A nearby riding centre and recently renovated ice skating centre provide great activities while the area is also home to excellent cafes and pubs.

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