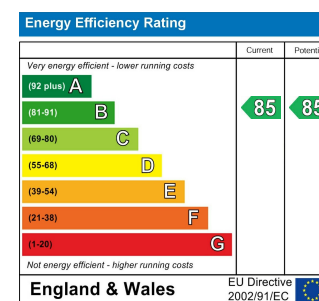
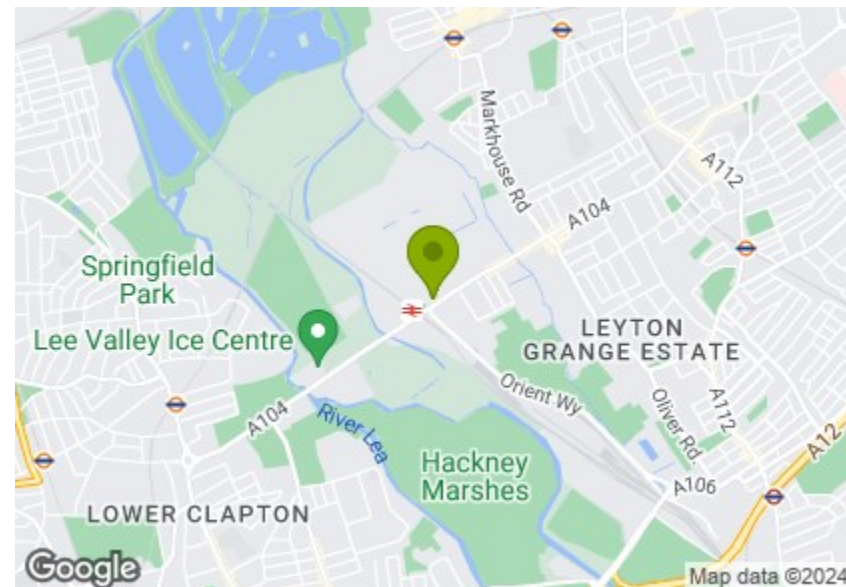




First Floor

Total Area: 77.7 m² ... 836 ft² (excluding balcony)
All measurements are approximate and for display purposes only



BECK SQUARE, LEYTON

Offers In Excess Of £450,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- First Floor Flat
- Two Bedrooms
- Two Bathrooms
- Balconies to Front and Back
- Beautifully Presented
- Close to Lea Bridge Station

A lovingly presented, two bedroom, two bathroom, dual balcony, first floor apartment just moments from Lea Bridge station. Pristine, with a sleek modern finish and a whole host of contemporary designer flourishes, natural light is abundant.

Lea Bridge station, just a five minute walk away, provides frequent Overground services to Stratford, offering quick connections into central London along with numerous bus stops.

E11, E7, E12 & E15
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

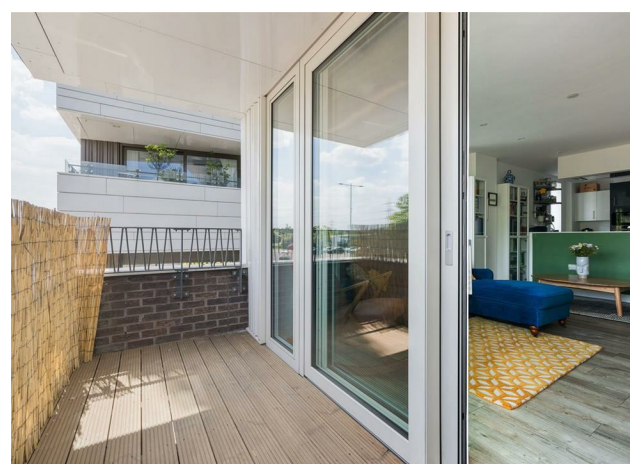
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IF YOU LIVED HERE

Your welcoming reception room is generously sized and finished in a soothing neutral palette, crisp white walls and smoky hardwood flooring make for a serene atmosphere. Step outside to your first expansive balcony, an ideal extension of your living space and perfect for enjoying a good book under the breeze. Separated by a pop of green, your kitchen features a sleek induction stove, lustrous grey fitted cabinetry, polished white countertops and a full suite of integrated appliances.

You also have two large, similarly sized bedrooms. Your principal sleeper features an en suite with a large shower cubicle, black framed mirror and minimalist tilework with grey industrial style floor tiles. You also have access to your second spacious balcony, stretching across both bedrooms. Your family bathroom completes things in style, with a shower and bath enhanced by dark wood accents, for a smooth boutique finish.

Living next to Lea Bridge Road puts you in a fantastic location with an abundance of amenities and treasured local spots. KOPHI, a much-loved independent cafe with fantastic coffee and

sandwiches, is just two minutes from your door, and your new local, The Hare & Hounds, a retro gastropub known for their Sunday roasts, is only a quick, seven minute walk down Lea Bridge Road. You're well served for greenery, with lovely, wooded Orient Way Pocket Park across the street and expansive, Leyton Jubilee Park ten minutes away.

WHAT ELSE?

- Blondies Brewery, a spacious tap room known for their craft beers, mouthwatering pizzas, and an all around great atmosphere, is a thirteen minute walk away.
- Hackney Marshes are less than half an hour away, a large and peaceful green space to walk along the River Lea, go for a run, or play sports.
- There's a growing network of cycle paths nearby, offering cyclists verdant, scenic routes for your daily commute.



A WORD FROM THE OWNER.....

"This flat has truly exceeded our expectations. We've loved the incredible value for money, especially considering the fantastic location. Lea Bridge station, just steps away, offers seamless connections to Stratford and the Victoria Line. The living room boasts calming green views and stunning sunrises, while the back terrace is perfect for enjoying al fresco dinners bathed in the warm glow of sunsets. The entire flat is beautifully light-filled!

Beyond the flat itself, the community has been a real highlight. We've built wonderful relationships with our friendly neighbours. The concierges have consistently impressed us with their helpfulness and kindness.

The location's convenience has been a game-changer. We're a mere 5-minute stroll from the marshes and a 15-minute walk from three lovely parks with playgrounds. Finally, the flat's unparalleled storage space in the corridor is truly unique and incredibly valuable."

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Kitchen/ Reception Room

28'6" x 11'0"

Balcony

5'1" x 12'2"

Bedroom

14'2" x 10'10"

Bathroom

6'8" x 7'1"

Bedroom

14'2" x 9'0"

Ensuite

4'11" x 7'0"

Balcony

5'1" x 21'3"



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