

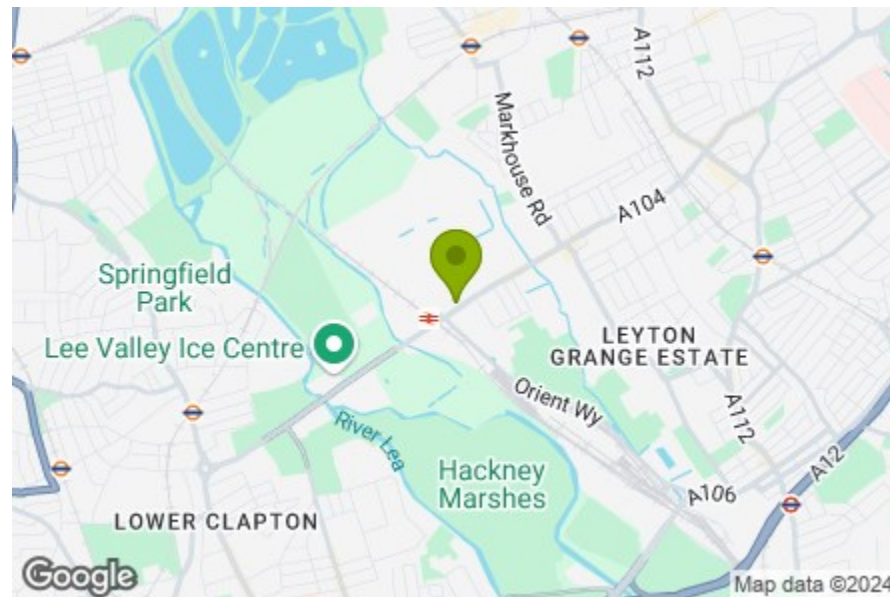
Kitchen / Reception Room
18'9" x 13'9"

Bathroom
7'2" x 7'0"

Bedroom
11'3" x 10'4"

Balcony
11'5" x 4'7"

Total Area: 51.4 m² ... 554 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	82
(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 Flat



Features:

- One Bedroom Apartment
- First Floor
- Private Balcony
- Open Plan Kitchen and Living Area
- Close Proximity to Lea Bridge Station

This modern one-bedroom, first-floor apartment boasts 554 sqft of stylish living space, flooded with natural light. It features an open-plan design, a private balcony, and a spacious bedroom. Located on Lea Bridge Road, it's just a five-minute walk from Lea Bridge Station.

With great transport links via Lea Bridge Station, just one stop from Stratford, offering connections to the Central, Elizabeth, Jubilee lines, and multiple rail services, making commuting effortless.

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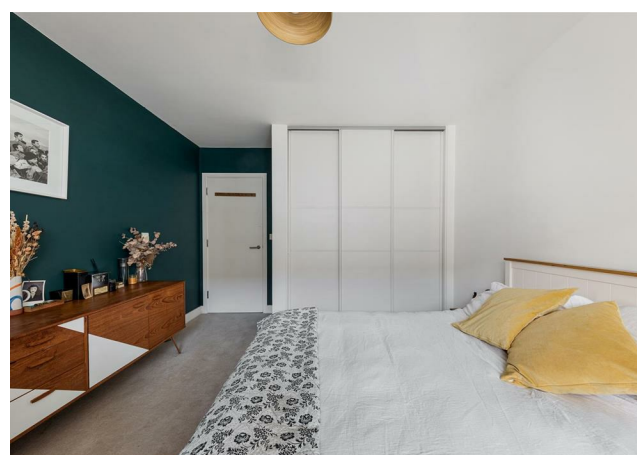
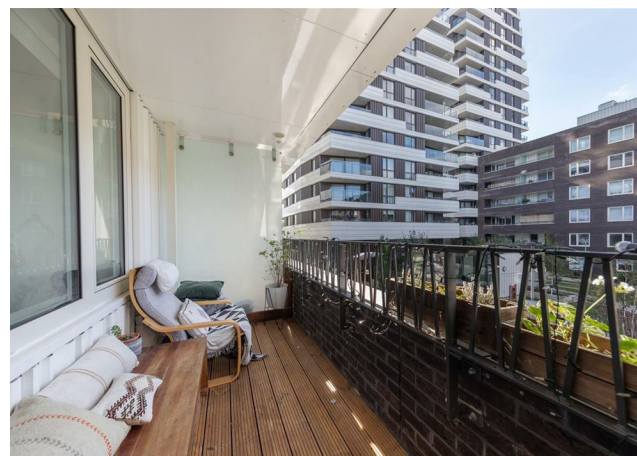
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IF YOU LIVED HERE...

This beautifully presented one-bedroom, first-floor apartment is an exceptional find, offering a spacious 554 sqft of modern living. The property features a bright and stylish open-plan living space, leading onto a private balcony perfect for relaxing outdoors. The contemporary kitchen comes with sleek finishes, and the generously sized bedroom ensures a calm retreat with ample storage. Situated on Lea Bridge Road, the flat is ideal for those seeking modern comfort with urban convenience.

Lea Bridge Station is only a five-minute walk away, offering frequent Overground services to Stratford, making commutes into Central London quick and easy. Residents will also benefit from excellent bus links in the area. Beyond the convenient transport options, the apartment is moments away from Clapton, providing a wealth of cafes, shops, and leisure opportunities, while the Lea Valley Ice Centre and Hackney Marshes offer nearby green spaces for outdoor enthusiasts.

It's a ten-minute walk or a four-minute bike ride to the Argall Way entrance of Walthamstow Marshes. From there, you can head south into Lee Valley Park or venture north into the expansive nature reserves of Walthamstow Wetlands. This is a rare opportunity to secure a well-maintained home in a vibrant and connected location. Whether you're a first-time buyer or seeking a stylish city space, this apartment offers the perfect balance of tranquillity and urban living.

WHAT ELSE?

Looking for a weekend activity? The renowned Lee Valley Ice Centre which received a £30m revamp in 2023 offers a range of skating sessions and lessons for all abilities or for those wanting to watch on the sidelines, the centre boasts its own café, as well as a health and fitness centre. A growing network of bike paths in the area provides cyclists with leafy, scenic routes for their daily commute. Cyclists will also love the huge Cycle Hub, a secure storage of bicycles conveniently located close to the Lea Bridge Road entrance to Lee Valley Park.



A WORD FROM THE OWNER...

"I have adored living here and can't fault it. The location is incredible. I can be in the beautiful marshes or by the canal in just a few minutes' walk to run, enjoy the space, or catch a train into town every 15 minutes from across the street. Getting into town takes under 15 minutes, and there's also parking on the street. The community is welcoming, with groups and social events, and I've made some close friends. I'm right near the areas where I spend most of my social time—Hackney, Dalston, and Walthamstow—all of which are full of incredible bars, restaurants, cafés, and pubs."

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