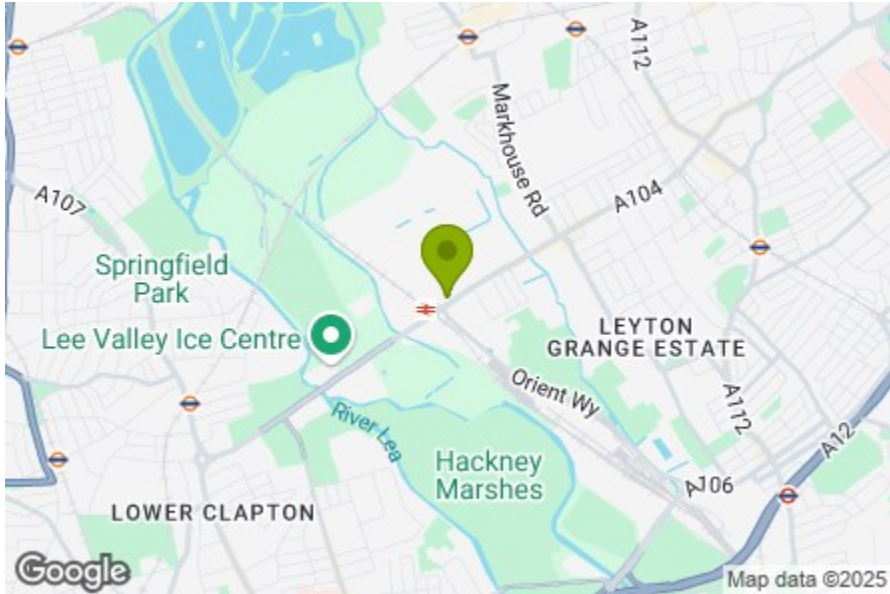


Third Floor

Total Area: 73.9 m² ... 796 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(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, LEYTON

Offers In Excess Of £485,000 Leasehold
2 Bed Flat



Features:

- Third Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- Private Balcony with Stunning Views
- No Chain
- Private Parking Space
- Close to Lea Bridge Station
- Beautifully Presented

An immaculately presented two double bedroom apartment, pristinely appointed on the third floor of a contemporary complex in the sought after Lea Bridge locale. Bright and spacious throughout, this Leyton abode boasts tasteful interiors, the convenience of private parking and striking views across the capital.

A true metropolitan escape, your surroundings include equidistant Clapton and Walthamstow as well as seamless transportation via Lea Bridge station. Thereby offering all the benefits of city living whilst retaining proximity to nature, with the wetlands and Hackney Marshes both on your doorstep.

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IF YOU LIVED HERE...

A pristine two-bedroom, two-bathroom apartment, set on the third floor of a contemporary development in vibrant Leyton. This spacious flat offers a harmonious blend of style and comfort, with an open-plan kitchen and reception area that opens onto a private balcony, providing idyllic views across the Capital. Perfectly suited for modern living, the property is offered with no onward chain, ensuring a seamless move.

Situated just moments from Lea Bridge Station, the apartment boasts excellent connectivity to central London and the surrounding areas, making it an ideal choice for commuters. Leyton's lively atmosphere is complemented by a variety of local amenities, including trendy cafes, independent shops, and the nearby Hackney Marshes for those who enjoy outdoor activities. With its prime location and scenic views, this home combines urban convenience with a tranquil retreat.

Additional features include two generously sized double bedrooms, one of which benefits from an ensuite, as well as a stylish family bathroom. One of the abode's most notable features is its secure private underground car-parking

space, a convenient solution for drivers and a rarity in London. The contemporary design and attention to detail throughout make this apartment a rare find in a sought-after location. Whether you're a first-time buyer or looking for a tasteful city escape, this property offers a prime opportunity to secure residency in one of London's most desirable boroughs.

WHAT ELSE?

- Sports enthusiasts will be spoilt for choice. Enjoy weekends at the neighbouring Lee Valley Ice Centre. The iconic centre which recently received a £30m revamp 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.
- For those in search of nature, you'll have Walthamstow Marshes just a short walk or bike ride away, connecting you to Lee Valley Park and Walthamstow Wetlands. This beautifully maintained apartment perfectly balances vibrant city living with peaceful natural surroundings.
- Love cycling? A growing network of bike paths in the area provides cyclists with leafy, scenic routes for their daily commute. Cyclists will also love the Cycle Hub, a secure storage of bicycles conveniently located close to the Lea Bridge Road entrance to Lee Valley Park.



A WORD FROM THE EXPERT,,,

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination. The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round. Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep. And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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