



Total Area: 80.0 m² ... 861 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen/ Reception Room
20'3" x 15'6"

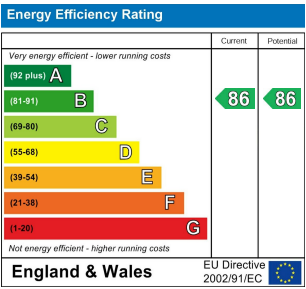
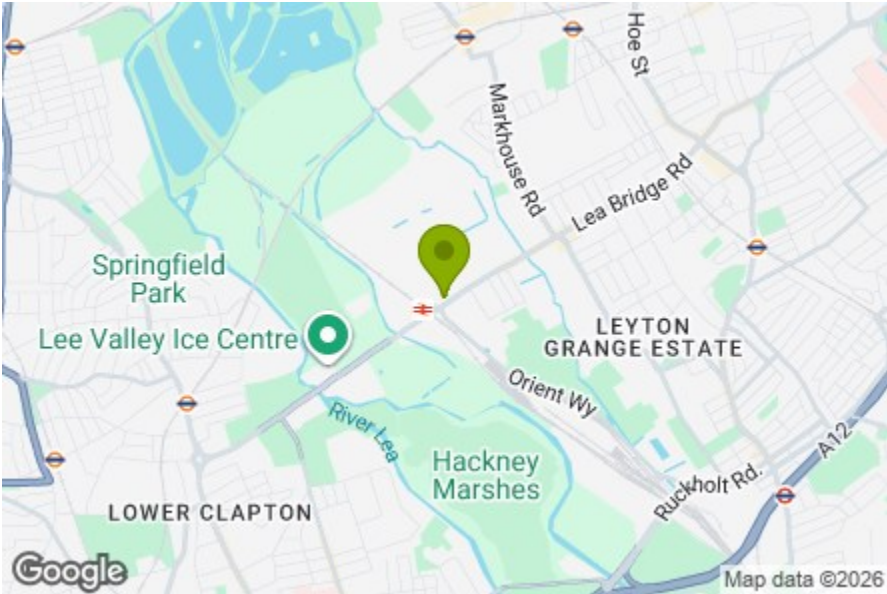
Balcony
13'8" x 5'5"

Bedroom
13'8" x 11'0"

Bathroom
7'2" x 6'9"

Bedroom
13'5" x 10'10"

Ensuite
6'9" x 5'4"



BECK SQUARE, LEYTON

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



Features:

- Fourth Floor
- Two Bedrooms
- Two Bathrooms
- Private Balcony
- Stunning Views Over the London Skyline
- Allocated Parking Space

Set on the fourth floor, this impressive apartment offers a wonderful sense of space, light and elevation. Two generously sized bedrooms and two stylish bathrooms create a flexible, comfortable layout ideal for modern living. The open-plan design flows beautifully, leading out to a private balcony with uninterrupted views across the London skyline. Thoughtfully finished throughout, this home balances clean, contemporary interiors with warmth and character. Perfect for entertaining or unwinding above the city, this is a refined urban retreat offering both tranquillity and connection in one effortlessly elegant setting.

REQUEST A VIEWING
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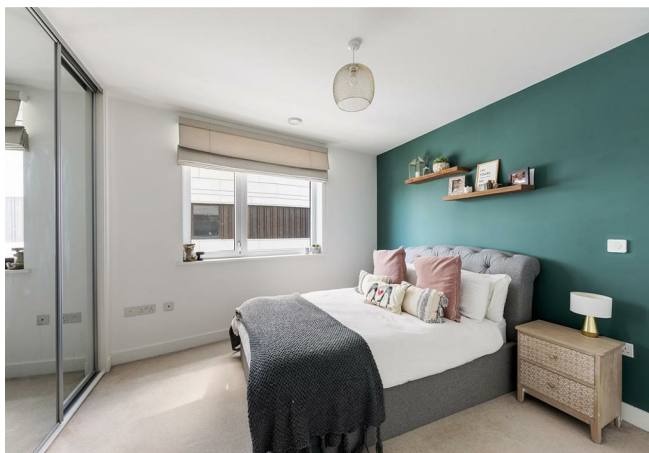
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IF YOU LIVED HERE...

Your new home impresses before even stepping inside – a bold modern development with dynamic facades, full-height windows and private balconies, all set within a vibrant, well-connected urban landscape.

Secure underground parking is available for residents, neatly arranged beneath the building for sheltered convenience. Outside, the communal gardens offer a peaceful, landscaped haven, where lawns, young trees and paved walkways create a relaxed green space for residents to enjoy.

Step inside to a welcoming hallway, where wood-effect flooring and white walls set a bright, contemporary tone. Two large built-in storage cupboards keep things tidy and out of sight, while each room flows effortlessly from this central space.

The expansive kitchen/reception room offers a seamless layout ideal for both hosting and day-to-day living. Full-height glazed doors lead out to the balcony and invite in natural light, while the kitchen runs the length of one side for a clean, understated finish. There's plenty of space for a dining table and lounge area, all with far-reaching views beyond.

The private balcony is a real highlight, offering panoramic vistas and a stylish outdoor

escape, complete with glass balustrades – perfect for morning coffee or sunset drinks.

The main bedroom is a tranquil double with plush carpets, twin windows, and mirrored wardrobes. The en suite is finished in muted tones and features a walk-in shower. The second bedroom, a bright dual-aspect room, offers a generous layout and lovely elevated outlooks. The main bathroom includes a full-size bath and soft neutral finishes throughout.

Surrounding the development, you'll find a vibrant mix of green spaces, local hangouts and a growing creative community. Just a short stroll away, The Hare & Hounds offers a welcoming spot for drinks or a laid-back meal, with regular events and a relaxed atmosphere. For outdoor time, Leyton Jubilee Park is close at hand, with open fields, a café and sports facilities, while the vast expanse of Hackney Marshes provides a more wild, natural setting perfect for walking, cycling or weekend football. Independent shops, cafés and bakeries are dotted throughout the neighbourhood, adding to the area's warm, local feel and sense of emerging energy.

WHAT ELSE?

- Lea Bridge Station is around five minutes' walk away, offering swift connections to Stratford and beyond. - Numerous bus routes also serve the area, with direct links to Walthamstow, Clapton, Hackney and Leytonstone. - Whether you're commuting or heading out for the weekend, this well-connected location makes getting around refreshingly straightforward.



A WORD FROM THE OWNERS...

"We've absolutely loved living in this wonderful flat and hope it goes to a lovely new owner. The brilliant views of the city (including new year's fireworks), extremely convenient transport links with buses, trains and major thoroughfares and the exceptionally useful parking space have all been great perks. The flats ample size and generous storage space have been incredibly welcome, particularly during lockdowns. The balcony offers a great snippet of outdoor space we've enjoyed in the occasional good English weather. With our respectful and friendly neighbours we'll be sad to sell in some ways, but hope it brings the same joy and home comfort to it's next residents as it did to us."

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