

## Beck Square, Leyton, London, E10

Offers In Excess Of £425,000

Leasehold

FOR SALE

1 2 2

- 2 Bedroom modern purpose-built apartment
- High performance glazed windows
- Underfloor heating
- Open plan lounge/kitchen/diner
- Lea Bridge Road station: 0.1 mile approx
- Close to Hackney Marshes & Walthamstow Marshes
- EPC rating: B (86)
- Council tax band: C
- Private balcony, Terrace & Communal roof terrace
- Internal: 842 sq ft (78 sq m)

An incredibly stylish two bedroom flat on Beck Square.

Situated on the first floor of a contemporary, purpose built block, it's conveniently located for Lea Bridge station, which is one stop from Stratford. There are acres of natural green spaces on the doorstep at both Hackney and Walthamstow marshes. You're also close to local shops, cafes and restaurants – check out the Hare & Hounds on Lea Bridge Road whether after work or at the weekend.

The property is filled with natural light with views of the shared gardens from the private, decked balcony.

There is an open-plan, lounge kitchen-diner. It's a space that is perfect whether entertaining or relaxing on your own. It also has underfloor heating like the rest of the flat, which adds to the cosy feel of the place.

Both the bedrooms are well proportioned, with the main bedroom having its own en suite shower room, plus access to a second balcony to the front of the building.

Things are rounded off by a sleek family bathroom. Oh, and there is plenty of built in storage throughout the flat – very handy!

Other benefits of Beck Square include a concierge service and a lovely communal roof terrace giving panoramic views - great for socialising or finding a quiet space to read a book or watch the sunset!

This is a terrific property, and one that feels like a real home. Shall we take a look...?

# Beck Square, Leyton, London, E10

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Lift and staircase leading to all floors and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to open plan lounge/kitchen/diner, bedroom one, bedroom two & bathroom

### Open Plan Lounge/Kitchen/Diner

28'6 x 11'1 (8.69m x 3.38m)

Door to balcony.

### Bedroom One

14'2 x 9'3 (4.32m x 2.82m)

Doors onto terrace. Door to:

### Ensuite

7'2 x 4'11 (2.18m x 1.50m)

### Bedroom Two

13'8 x 10'9 (4.17m x 3.28m)

### Bathroom

7'2 x 6'11 (2.18m x 2.11m)

### Balcony

11'5 x 5'4 (3.48m x 1.63m)

### Terrace

20'8 x 5'3 (6.30m x 1.60m)

### Additional Information:

Lease Length: 250 years from and including 1 January 2019

Years Remaining: 245 Years Remaining

Service Charge: £2,972 - per annum

Ground Rent: £425 per annum

Council tax band: C

### Notice:

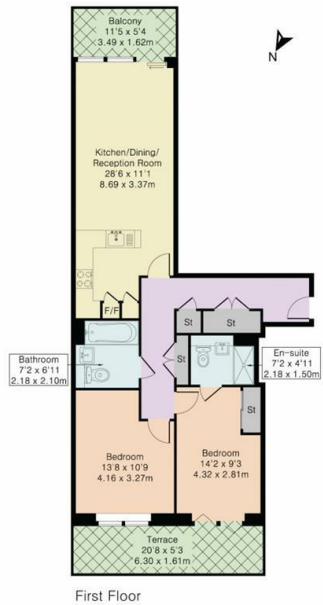
All photographs are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

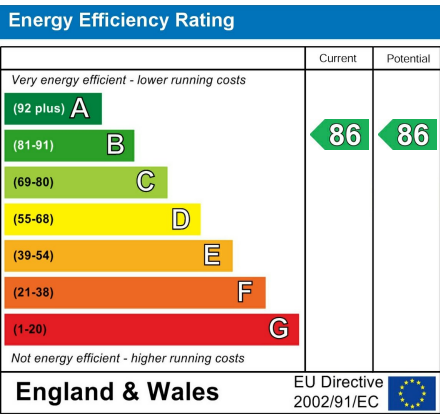
Approximate Gross Internal Area 842 sq ft – 78 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## LOCATION



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