



## Beck Square, Leyton, London, E10

Offers In Excess Of £450,000

**FOR SALE**

 1  2  2

### Leasehold

- Modern purpose built 8th floor flat
- 2 Bedrooms
- Open plan lounge/kitchen/diner
- Long lease
- Lea Bridge Road station: 0.1 mile approx
- Close to Hackney Marshes & Walthamstow Marshes
- EPC rating: B (86) & Council tax band: C
- Balcony
- Communal gardens
- Internal: 789 sq ft (73 sq m)

This modern, purpose-built eighth-floor flat, part of a sleek development, presents two well-proportioned bedrooms and ample built-in storage in the hallway. The heart of the home is an inviting, open-plan lounge, kitchen, and dining area, distinguished by a feature blue wall and a large sliding door that opens onto a balcony. This outdoor space is bathed in south-easterly sunshine from midday through to evening, offering incredible sunset views. The primary bedroom benefits from mirrored built-in wardrobes and an en-suite shower room, while the second bedroom is a spacious double. A modern bathroom completes the internal layout.

Residents can enjoy stunning panoramic views over Hackney Marshes and the iconic London skyline, which includes Canary Wharf and The Shard, alongside the lush greenery of Walthamstow Marshes. Local amenities abound, including the popular Kophi café just a two-minute walk away, and beloved pubs such as The Hare and Hounds and The Princess of Wales. Neckstamper and East London Brewery taprooms are just a short walk away too. Green spaces like Hackney Marshes, Lea Valley, Hackney Wick, and Walthamstow Wetlands are practically on your doorstep. Lea Bridge Road station is close by, offering excellent transport links.

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

20'4 x 15'8 (6.20m x 4.78m)

Doors to:

### Bedroom One

12'5 x 12'4 (3.78m x 3.76m)

### Ensuite

6'9 x 5'7 (2.06m x 1.70m)

### Bedroom Two

12'6 x 11'1 (3.81m x 3.38m)

### Bathroom

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

### Balcony

18'1 x 6'1 (5.51m x 1.85m)

### Communal gardens

### Additional Information:

Lease Term: 250 years from and including 1 January 2019

Lease remaining: 244 years remaining.

Ground Rent: £425 per annum.

Service Charge: £3,600 per annum.

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

### Notice:

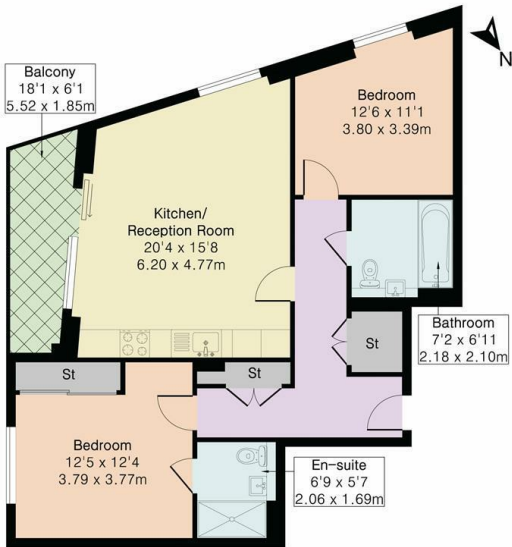
All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do 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 789 sq ft - 73 sq m



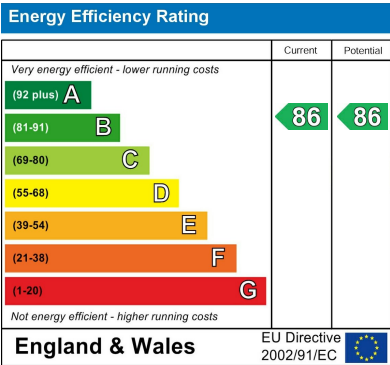
Eighth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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