

Beck Square, Leyton, E10 7FY

Guide Price £500,000

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- Views of London's Sky Line
- 5 Years Remaining on NHBC
- South Facing Balcony
- Remaining Lease 245 years / SC £2500.00 / GR £450.00
- Two Double Bedrooms
- Underfloor Heating Throughout
- Large Open Planned Living
- Gated Parking Space with Electric Car Charge
- 2 Minute Walk to Lea Bridge Station

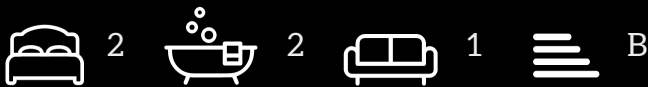
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Nestled in the heart of vibrant Leyton, this stunning 2-bedroom apartment offers city living at its finest. The property boasts two spacious double bedrooms one with ensuite, each offering a peaceful retreat from the hustle and bustle of urban life. Breath-taking views of London's iconic skyline right from your bed, ensuring you start your day on a high note.

Just a stone's throw away from Lea Bridge Station, convenience is key with quick and easy access to excellent train, bus and cycle routes into London. Step inside the apartment to discover the luxury of underfloor heating, adding a touch of comfort to the modern design. The large open planned living area is perfect for entertaining guests or simply relaxing after a long day. Make the most of the south-facing balcony, ideal for enjoying a morning coffee or soaking up the evening sun whilst admiring the far fetching views across London. With gated parking included, electric charging point for an electric vehicle and secure storage for bikes, it really is perfect for contemporary city living. This property also comes with a remaining 5 years NHBC warranty, offering you peace of mind.

Step outside and explore the outdoor space surrounding the building - a welcoming green space where you can unwind and enjoy some fresh air. Whether you want to take a leisurely stroll or simply unwind in the sunshine, this charming area provides a tranquil escape from the urban jungle. Love where you live and make the most of this fantastic property that perfectly blends city convenience with outdoor relaxation. Service charge £2,500.00pa / Ground Rent £450.00pa / Lease Length 245 years remaining.



Council Tax Band: C



Kitchen/Living Room
20'1" x 16'8"

Bedroom One
13'5" x 12'0"

Shower Room
6'8" x 5'4"

Bedroom Two
14'6" x 10'11"

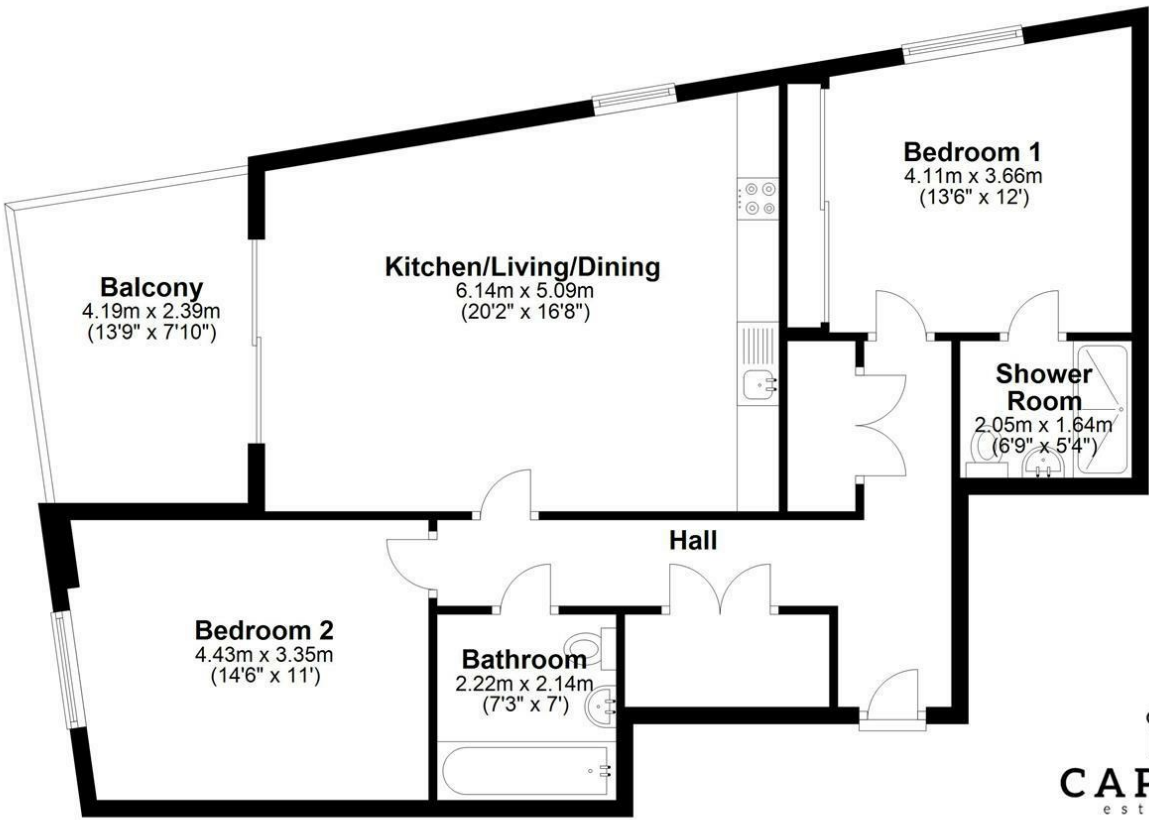
Main Bathroom
7'3" x 7'0"

Balcony
13'9" x 7'10"



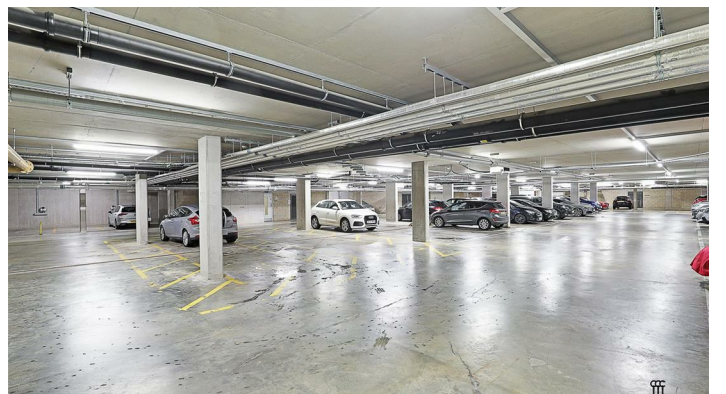
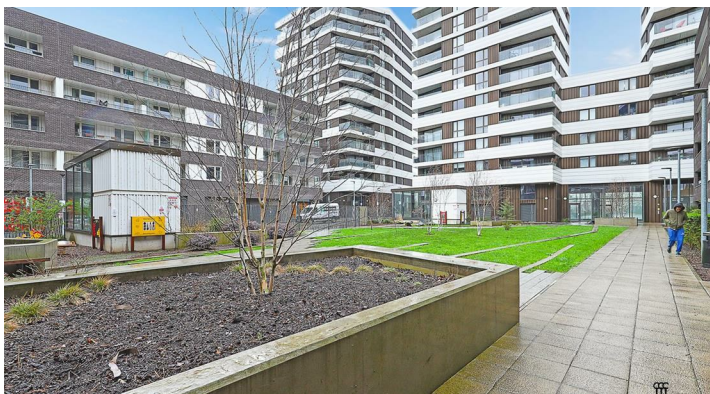
Fourth Floor

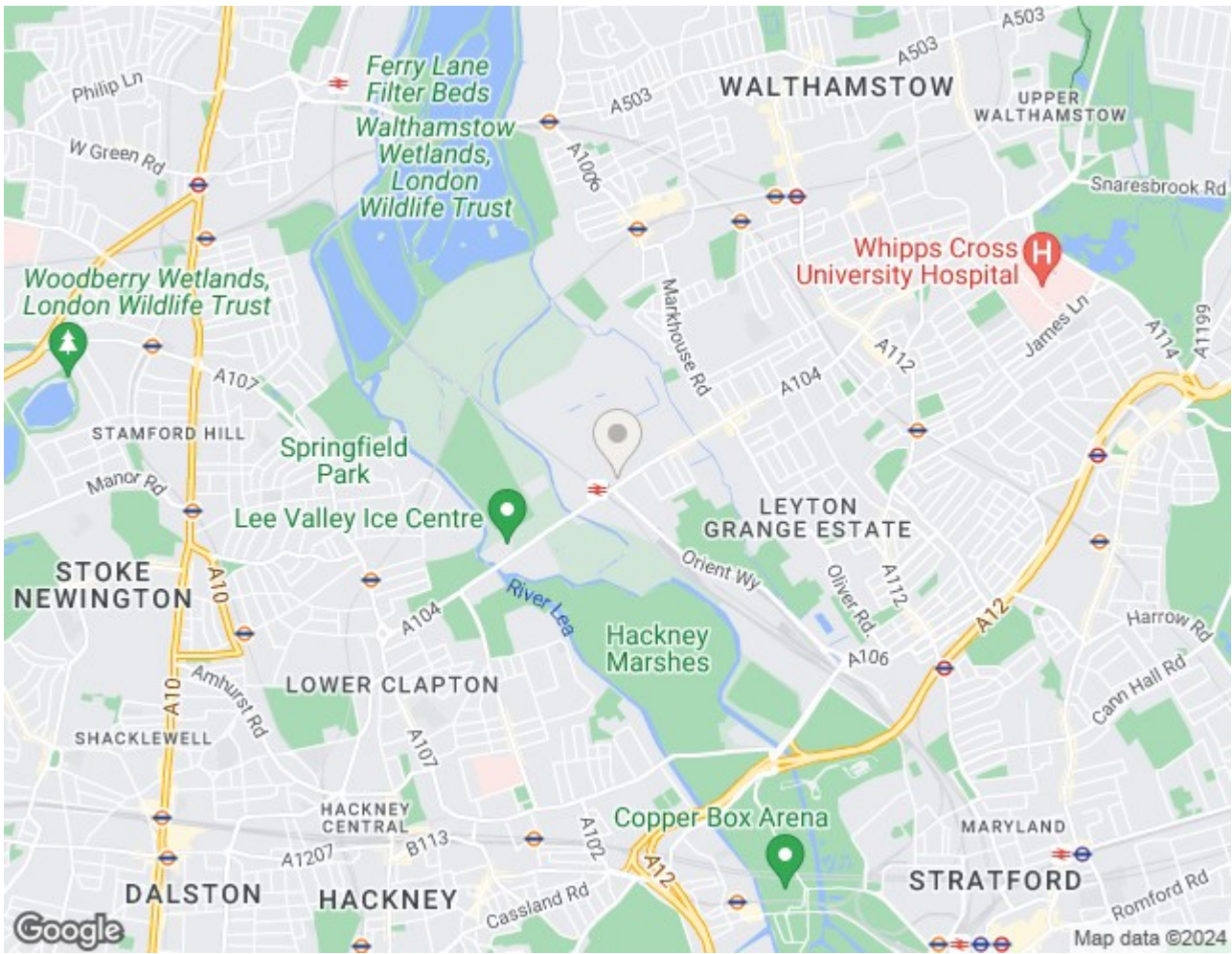
Approx. 81.5 sq. metres (877.0 sq. feet)



Total area: approx. 81.5 sq. metres (877.0 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

EPC Rating:

B

Council Tax Band

C

Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.