



## Beck Square, Leyton, E10 7FW

### Offers In Excess Of £425,000

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**\*\* STUNNING 2 BED 2 BATH MODERN APARTMENT WITH TWO BALCONIES - OVER 800 SQ FT\*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes is delighted to present to the sales market this stunning 2 bed 2 bath apartment in Leyton within a modern development on the border of Hackney on Lea Bridge Road. Accommodation comprises; a bright and spacious reception room with an open plan kitchen, two double bedrooms, two bathrooms, and two large private balconies to front and rear aspect (off the reception and bedroom). The property is on the third floor of this recently built development and boasts superb views from all aspects.

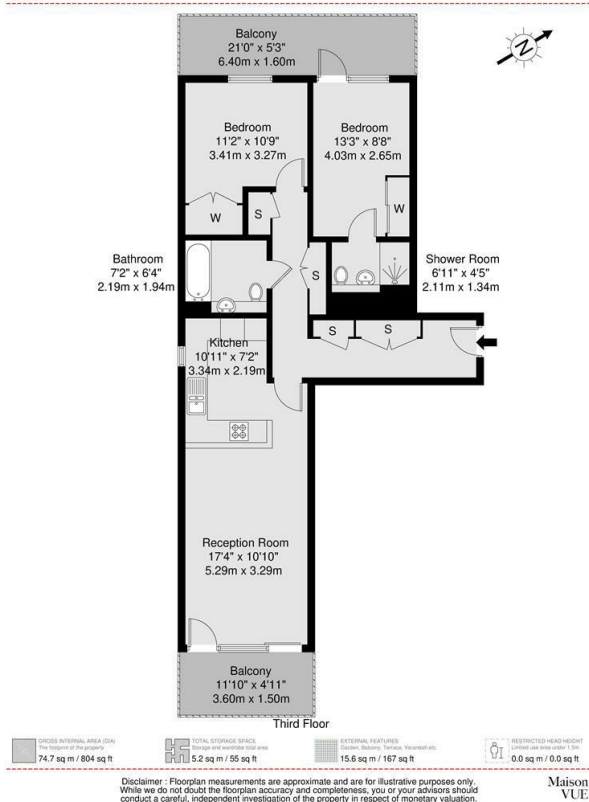
The apartment is located in Beck Square, a modern development in Leyton, on the border with Hackney, with a choice of local shops and amenities in the area as well as being opposite Lea Bridge Overground Station for easy access into the City and Stratford Westfield. It is also just a 20-minute walk to Chatsworth Road with its famous Sunday market and only 5-minute walk to the open, green spaces of Hackney and Walthamstow Marshes, with Lea Valley also nearby. The property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team now.

- MODERN DEVELOPMENT
- OVER 800 SQ FT
- TWO BALCONIES
- BORDER OF LEYTON AND HACKNEY
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- COMMUNAL GROUND FLOOR & ROOF TOP GARDENS
- IDEAL FIRST TIME PURCHASE

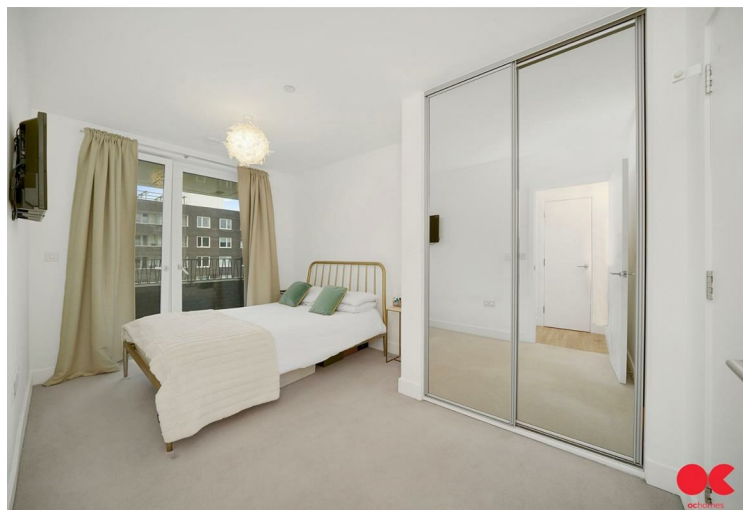
### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(38-54) <b>E</b>			(38-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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