



## Beck Square, Leyton, E10 7FW

### Offers In Excess Of £300,000



**\*\* STUNNING 1 BED WITH UNDERGROUND PARKING IN MODERN APARTMENT. BALCONY WITH CITY VIEWS - CHAIN FREE \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes is delighted to present to the sales market this stunning one bed apartment in Leyton within a modern development located on the border of Hackney on Lea Bridge Road. Accommodation comprises; a bright and spacious reception room with an open plan kitchen, double bedroom, modern bathroom, and private balcony with superb views of the London Skyline. The property also boasts a secure underground car parking space and is on the third floor of this recently built development. It also boasts superb views from all aspects and has the benefit of a communal garden on the ground floor as well as resident's roof top garden.

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 offered chain free and sure to attract a lot of interest. To arrange a viewing please call the OC Homes Sales team now.

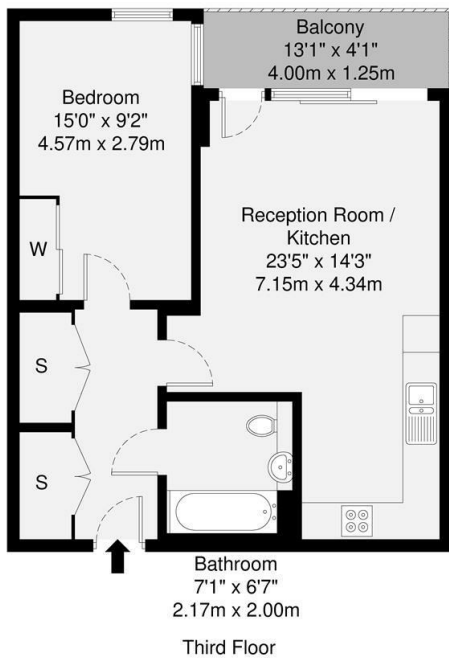
- 1 BED WITH PRIVATE BALCONY
- SECURE UNDERGROUND PARKING SPACE
- COMMUNAL GROUND FLOOR AND ROOF TOP GARDENS
- STUNNING VIEWS OF LONDON SKYLINE
- EXCELLENT TRANSPORT LINKS
- LOTS OF LOCAL AMENITIES
- IDEAL FIRST TIME PURCHASE
- CHAIN FREE

### 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.







GROSS INTERNAL AREA (GIA)  
The total area of the property  
52.6 sq m / 566 sq ft

TOTAL STORAGE SPACE  
Storage area including wardrobes  
4.1 sq m / 44 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, View/aspect etc.  
4.8 sq m / 51 sq ft

RESTRICTED HEAD HEIGHT  
Limited use areas under 1.9m  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE



Energy Efficiency Rating	
Current	Potential
85	85
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
94	94
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.