

Total Area (Excluding Balconies): 76.6 m<sup>2</sup> ... 824 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen/ Lounge/ Diner  
28'0" x 11'0"

Balcony

Bathroom  
6'10" x 7'2"

Bedroom  
11'9" x 11'0"

Balcony

Bedroom  
14'1" x 9'0"

Ensuite  
4'11" x 7'1"



Energy Efficiency Rating	
Current	Potential
83	83

Very energy efficient - lower running costs  
A (92 plus)  
B (81-91)  
C (69-80)  
D (55-68)  
E (39-54)  
F (21-38)  
G (1-20)  
Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



## BECK SQUARE, LEYTON

Guide Price £425,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Modern Build Apartment
- Well Presented
- Balcony
- Open Plan Kitchen Reception
- Two Bathrooms
- Close to Hackney Marshes

Set on the third floor of a modern development with the open greenery of Hackney Marshes close by, this two-bedroom, two-bathroom apartment has all the advantages of a newer build. There's a private balcony, immaculate interiors, communal roof terrace and excellent storage throughout. It's a great mix of calm, comfort and convenience in a well-connected corner of E10.

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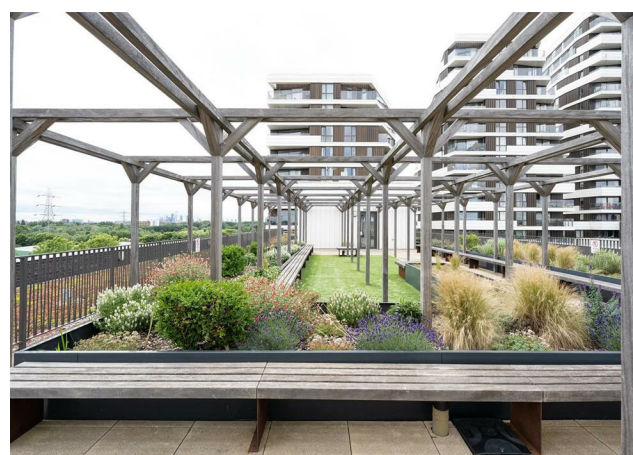
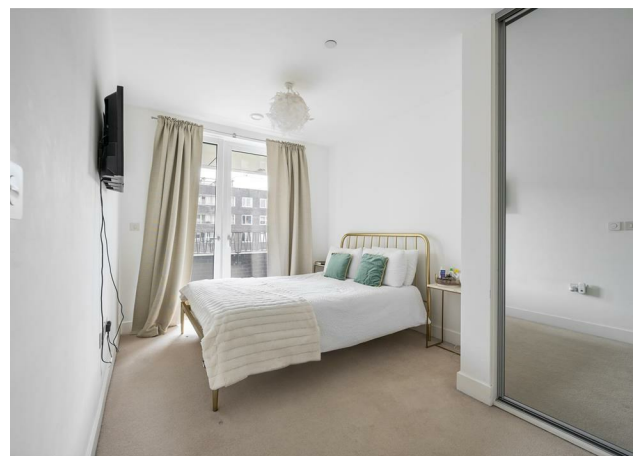
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#### IF YOU LIVED HERE...

Beautifully presented and ready to enjoy from the moment you move in, this immaculate apartment offers bright, contemporary living with plenty of scope to make it your own. The open plan living room/kitchen feels instantly welcoming, with neutral decor, pristine flooring and lots of natural light. The kitchen is just as thoughtfully finished, with high-spec fittings, quality worktops, integrated appliances and a handy breakfast bar that subtly divides the space without interrupting the flow.

Both bedrooms are finished in soft, neutral tones with plush carpeting underfoot—one with an en-suite and both with bespoke storage. The main bathroom continues the sleek aesthetic, and there's even more storage tucked neatly off the hallway.

You've got your own private balcony for relaxing on –and because it's covered, it's a space you can enjoy year-round. There's also a communal roof terrace to take in the views, and a generous amount of green space nearby when you're after the outdoors.

Beyond the development, as well as having the convenience of big chains such as Aldi nearby, the area has become a thriving hot spot for independents. Look out for eclectic event space/bar/pizzeria Patchworks, where you'll find the lively brewery Blondies. If you're after a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which won multiple design awards when a stunning extension housing a cafe was added to the Grade-II listed building.

#### WHAT ELSE?

-The Lee Valley Ice Centre recently reopened and offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. There's also a gym, café, exercise studios and community space. It's just 14 mins on foot from your home. The Lee Valley Riding Centre is also the same distance away, and runs all sorts of courses for pony-loving amateurs and experts alike.

- Hackney Marshes and Jubilee Park are both a short stroll away, so you've got plenty of green space.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and outside dining area - and it's only a 16 minute walk from your front door.



#### A WORD FROM THE OWNERS...

"Living in Leyton, you have the perfect mix of community spirit and city buzz. Over the years, it's become more than just a convenient place to live — it's become home. Everything is on your doorstep here. Weekend brunch spots, shops, and a growing choice of bars and restaurants mean there's always something new to discover. With Westfield Stratford, Hackney, and Walthamstow Village just minutes away, you never feel like you're missing out — but it's the quieter areas, the green spaces of Hackney Marshes, Walthamstow Wetlands and Hollow Ponds, and the many parks that really make Leyton special for young families and anyone looking to balance city life with space to breathe.

Commuting is easy too. The Central Line from Leyton gets you to the City or West End in under 30 minutes, and Lea Bridge Station connects you to the underground, national rail or Elizabeth Line, at Stratford and Tottenham Hale, in five minutes. So, whether it's for work or a night out, everything feels connected. We've loved our time here — it's the kind of place where life fits around you, not the other way around."

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