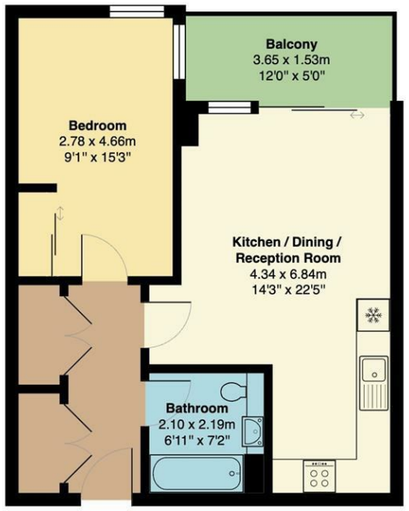


Second Floor

Total Area: 50.6 m² ... 545 ft² (excluding balcony)

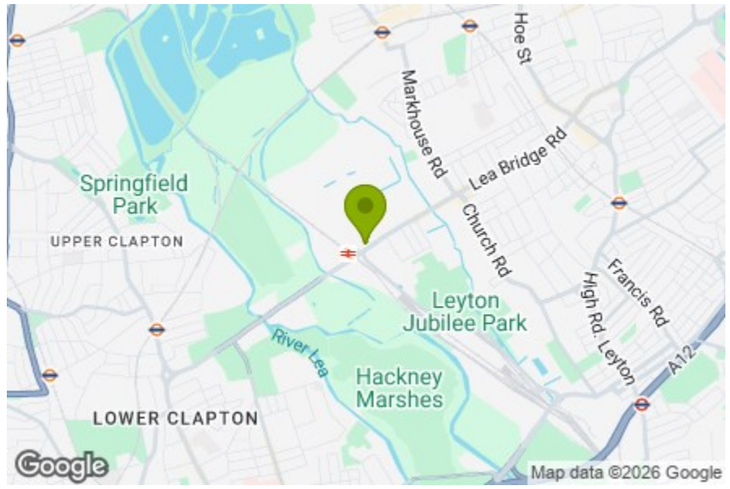
All measurements are approximate and for display purposes only

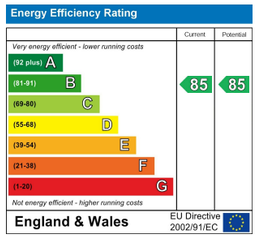
Kitchen / Dining / Reception Room
14'2" x 22'5"

Bathroom
6'10" x 7'2"

Bedroom
9'1" x 15'3"

Balcony
11'11" x 5'0"





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BECK SQUARE, LEYTON

Offers In Excess Of £320,000 Leasehold
1 Bed Apartment - Purpose Built

Features:

- One Bedroom
- Second Floor
- Private Balcony
- Open Plan Kitchen / Living Area
- Well Presented
- Moments from Lea Bridge Station

Set on the second floor of a contemporary complex within the sought-after locale of Leyton is this pristine one-bedroom apartment. Immaculate throughout, this home boasts stylish interiors, a private balcony, and a striking roof terrace complete with scenic views across the Capital, a serene escape from your urban surroundings.

Positioned just off Lea Bridge Road, this residence is conveniently nestled between the borders of Leyton and Walthamstow, offering a prime location with access to both East London hotspots, while Clapton is equally close at hand. Commuting is effortless, with Lea Bridge Station just moments away, ensuring swift connections to the City and beyond.

REQUEST A VIEWING
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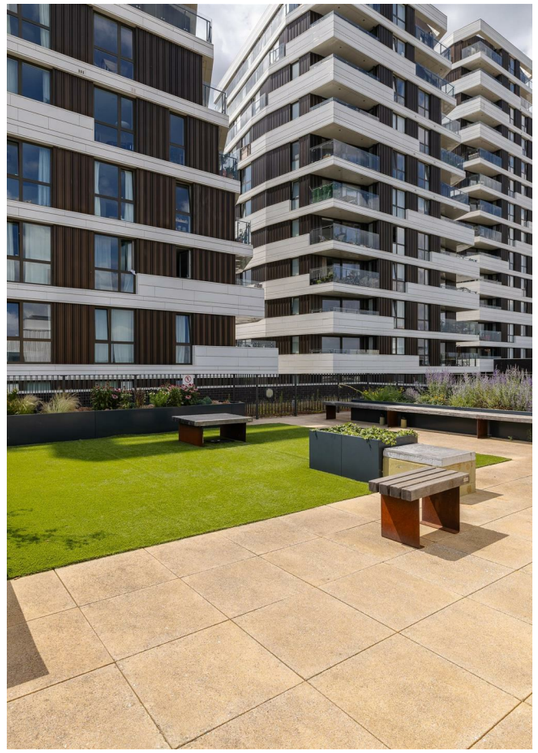

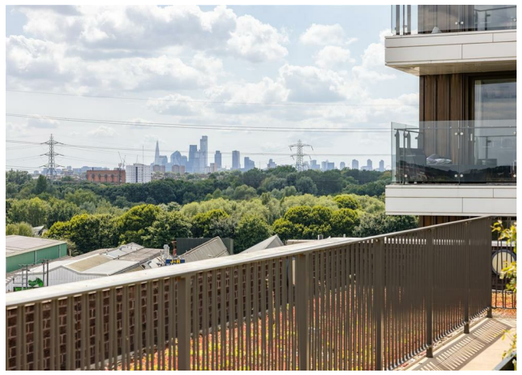

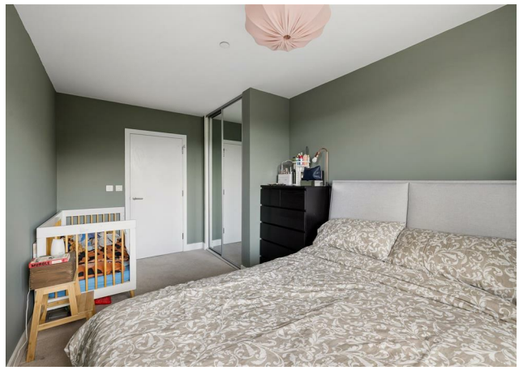

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IF YOU LIVED HERE...

Set within a modern and well-maintained development just moments from Lea Bridge Road, this bright and well-presented one-bedroom apartment is situated on the second floor and offers a peaceful retreat in an increasingly sought-after pocket of Leyton. The layout is cleverly configured, with a spacious open-plan kitchen, dining, and living area opening out through full-height glazing to a generous private balcony, perfect for entertaining or an evening retreat, unwinding with leafy views.

The kitchen is sleek, appointed with minimalistic gloss cabinetry and integrated appliances, while the reception space is flooded with natural light and offers a flexible footprint for both lounging and dining. The bedroom is calm and inviting, featuring neutral tones and ample space, while the modern bathroom is finished with warm tilework, a full bath and overhead shower, and contemporary fittings throughout. There's also useful storage space neatly tucked away in the entrance hall, enhancing the home's practicality.

Perfectly positioned for both connectivity and lifestyle, the apartment sits a short stroll from Lea Bridge Station, providing swift links into Stratford, Tottenham Hale, and Liverpool Street. Nearby, you'll find Leyton Jubilee Park and the renowned Walthamstow Wetlands, while the evolving high street scene offers independent cafés, creative spaces, and local favourites like Francis Road and Clapton's Chatsworth Road within easy reach. With access to a landscaped communal roof garden and outdoor seating, this home combines comfort, design, and location with effortless ease.

WHAT ELSE?

- In search of green space? Nature enthusiasts will love the neighbouring Walthamstow Marshes just a short walk or bike ride away, connecting you to Lee Valley Park and Walthamstow Wetlands. This beautifully maintained apartment perfectly balances vibrant city living with peaceful natural surroundings.
- For those who love cycling, on your doorstep you have a growing network of bike paths in the area which provides cyclists with leafy, scenic routes for their daily commute. You'll also have convenient access to the huge Cycle Hub, a secure storage of bicycles conveniently located close to the Lea Bridge Road entrance to Lee Valley Park.
- Looking for a weekend activity? The renowned Lee Valley Ice Centre which received a £30m revamp in 2023 offers a range of skating sessions and lessons for all abilities or for those wanting to watch on the sidelines, the centre boasts its own café, as well as a health and fitness centre.
- Your enviably appointed moments from Clapton, enjoy weekend shops at Chatsworth Road's Sunday Market, a diverse community-led hub open to all.

A WORD FROM THE OWNER...

"Leyton is a diverse and friendly place, the community within Beck Square itself are welcoming and warm and reflecting the wider community we live within. I love the green spaces nearby, the walks along the canal and the food spots along the way (Leyton/Hackney you'll be spoilt for choice!)"

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