



Third Floor

Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen/Dining/Reception Room  
16'4" x 19'10"

Bedroom  
13'1" x 12'2"

Ensuite  
7'1" x 5'4"

Bedroom  
11'11" x 10'11"

Bathroom  
6'10" x 7'1"

Balcony  
6'1" x 19'5"



Energy Efficiency Rating		
	Current	Potential
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	80	80
	EU Directive 2002/91/EC	



## BECK SQUARE, LEYTON

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Third Floor
- 844 sq ft
- Two Bathrooms
- Private Balcony
- Beautifully Presented
- Close to Hackney Marshes

Set on the third floor of a contemporary development in Leyton, this beautifully presented two-bedroom apartment is well placed for both open space and everyday convenience, with Hackney Marshes close by and strong transport links within easy reach. The home also comes with a long private balcony and the added practicality of two bathrooms.

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#### IF YOU LIVED HERE...

The layout is clean and well judged, with a generous open plan kitchen, dining and reception room at the heart of the home. At just under 20ft wide, it is a bright, sociable space with a natural flow, finished in calm tones and filled with daylight from the large windows and glazed door out to the balcony. The kitchen sits neatly to one side with sleek cabinetry and plenty of worktop space, while the living and dining areas have room to spread out without ever feeling overworked. The balcony runs the length of the room, giving you a lovely spot for morning coffee or an evening wind-down with open views.

Both bedrooms are well proportioned doubles, thoughtfully arranged away from the main living space. The principal bedroom is especially generous and has its own ensuite, while the second bedroom is similarly bright and versatile. A separate family bathroom sits off the hallway, and the owner also notes the handy storage and utility cupboard, which adds to the flat's easy, practical feel. Throughout, the finish is modern and understated,

with a warm, well-kept look that makes it easy to imagine settling straight in.

#### WHAT ELSE?

Hackney Marshes is close by, giving you a huge stretch of open green space, riverside paths and one of East London's best-loved outdoor settings.

Lea Bridge Road is nearby for local favourites including Kophi, along with a good mix of handy neighbourhood spots that add to the area's easy, well-connected feel.

Lea Bridge station is within easy reach, making journeys into Stratford and across London straightforward.



#### A WORD FROM THE OWNER...

"We love this flat, as it has amazing train and bus links into Central London. Also the proximity to the marshes is great for walks and jogging, we don't know of a bigger nature reserve in East London. Lea Bridge road offers a variety of international cuisines, and also Clapton is great for coffee shops. The flat itself is well designed, has a great flow, awesome views and generous balcony. The fixtures are all good spec and general design is modern and clean, with ample storage and a utility closet. The two bathrooms are very handy."

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