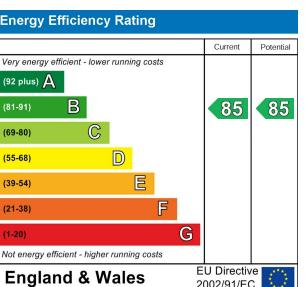


Total Area: 80.2 m<sup>2</sup> ... 863 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Bathroom  
6'10" x 7'2"  
Bedroom  
12'9" x 11'3"  
Kitchen / Reception  
16'5" x 19'10"  
Balcony  
Bedroom  
13'1" x 12'2"  
Ensuite  
7'1" x 5'4"



## BECK SQUARE, LEYTON

Offers In Excess Of £425,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen Diner
- Large Private Balcony
- Immaculately Presented
- Views of London
- Allocated Parking Space

A flawless and fabulously located two bedroom apartment. You have an amazingly social open plan living area and a stunning private balcony with enviable views of the London City skyline. You are moments from Lea Bridge Station for easy access to Stratford, Tottenham or out into the beautiful Essex countryside. Your spot here close to Hackney Marshes is sublime, with the rambling River Lea on your doorstep whilst being nestled between the vibrant communities of Leyton and Clapton. Situated on the fifth floor with sweeping views across London, this bright and modern two-bedroom, two-bathroom apartment benefits from all the perks of being new... As well as the immaculate finish, there's a private balcony, communal gardens, secure underground bike storage, seven day a week concierge service and fob gated entry. Lea Bridge station is a short walk away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines, and buses are also plentiful, so you can reach Clapton, Leyton and

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#### IF YOU LIVED HERE...

You are going to absolutely love coming home to this cool and contemporary apartment. The open plan kitchen and living space, measures over 300 square feet, with dual aspect windows offering glorious views as well as a chic and well appointed kitchen. The generous floor-to-ceiling windows ensure the living space is full of natural light, but when the sun is shining, you'll want to head out to the sizeable balcony which offers iconic views of the skyline. Of course, you've also got the communal gardens, plus all that public green space nearby.

You have oak flooring underfoot and tasteful decor throughout, the spot lighting dotted around your ceiling adds to the ultra-modern feel. The bedrooms are just as immaculate with neutral decor and soft carpeting - one has an ensuite and custom storage. The main bathroom is just as sleek, too, and there's tonnes more storage in the spacious hallway.

#### WHAT ELSE?

- If you are a keen cyclist you are absolutely spoilt for choice with cycle routes and green spaces to explore within Walthamstow, Hackney and beyond. Hackney Marshes and Lea Valley Park are on your doorstep; you can follow the river here down through Hackney into Victoria Park, or stop off in Clapton and peruse the shops and cafes in the popular Chatsworth Road.
- We can recommend The Hare and Hounds, a short walk away this homely pub is sure to be your new local. With a large beer garden and serving an impressive menu of pub favourites and Sunday roasts it is welcoming and friendly. Or why not head to Princess of Wales, right on the River Lea, for a pint with a view.
- For parents there are an abundance of well-regarded nurseries and schools close by.



#### A WORD FROM THE OWNER:

"Our property sits in a very well connected part of the East. Lea bridge Overground Station is a breeze. In one stop it can take you to Stratford for those tube connections and the vast shopping complex of Westfield, or in the opposite direction to Tottenham Hale which connects quickly to Stansted airport and the Victoria line. The cycle path and bus links directly outside the complex are great with lots of options. The Walthamstow Marshes and Hackney fields are just 7-8 min walk away. They provide huge open green spaces for sports or dog walking. There are lots of nice pubs nearby, The Princess of Wales to name one, does amazing food. Aldi is a short walk away for food shopping and there is a very well stocked 'corner shop' on the ground floor of one of the other blocks in the complex. The best thing about this particular property when compared to others in the complex is the view and the layout. The dining area is nicely separate to the lounge area. They feel like different spaces and allow for 'conventional' furniture. No round tables or smaller sofas to 'make the space work'. The property also comes with a parking space in a secure underground lockup. One of these recently went on the market for £20,000. It cost £15,000 when buying the property. There is a big demand for them, and I currently rent it out for £150 per month."

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