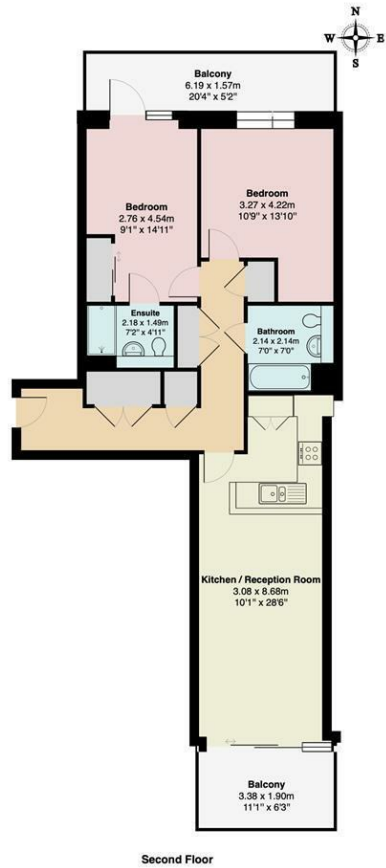




Total Area: 74.6 m² ... 804 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen / Reception Room
10'1" x 28'5"

Balcony
11'1" x 6'2"

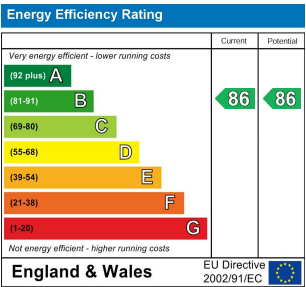
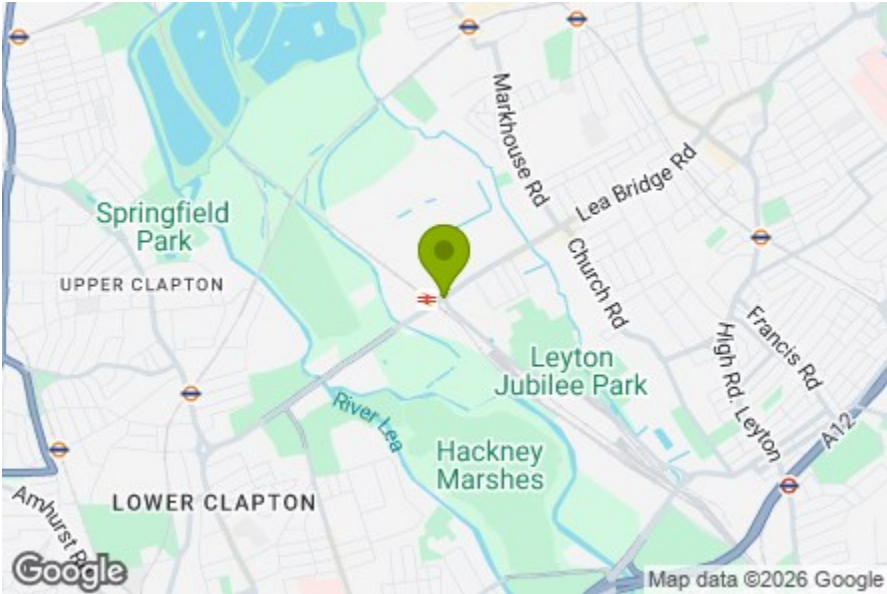
Bathroom
7'0" x 7'0"

Bedroom
10'8" x 13'10"

Bedroom
9'0" x 14'10"

Ensuite
7'1" x 4'10"

Balcony
20'3" x 5'1"



BECK SQUARE, LEYTON

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



Features:

- Immaculately presented
- Two bed, two bath
- Two balconies
- Underfloor heating
- Private parking space
- Communal roof terrace
- Triple glazed windows
- EWS1 form available
- Short walk to Lea Bridge Station
- Large lounge-diner

Beautifully presented throughout, this two bedroom, two bathroom apartment offers bright, contemporary living with two generous balconies, a valuable private allocated parking space, and access to a communal roof terrace. Set within easy walking distance of Lea Bridge Station, you're also well placed for the cafés, independent businesses and green spaces that have made this corner of Leyton so popular.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Stepping inside, the entrance hall includes several useful storage cupboards before leading through to the impressive open plan kitchen and reception room. Generously proportioned and arranged with distinct areas for cooking, dining and relaxing, it's designed for everyday living as well as entertaining. Contemporary cabinetry, integrated appliances and generous worktop space sit alongside the spacious lounge area, while large glazed doors draw in plenty of natural light and open onto the first private balcony, creating an easy extension of the living space. Underfloor heating and triple glazed windows ensure year-round comfort throughout.

Back along the hallway, the family bathroom is finished in soft neutral tones with a clean, contemporary feel. Beyond are two generous double bedrooms, both enjoying a peaceful position at the rear of the apartment. The principal bedroom benefits from its own smart ensuite shower room and direct access to the second balcony, providing a quiet spot to enjoy a morning coffee or unwind at the end of the day. The second bedroom is equally well proportioned, making it ideal for guests, sharing or working from home.

Beautifully maintained throughout, the apartment is ready to move straight into. The private allocated parking space is a particularly valuable addition, with only a limited number of spaces available across the development and residents unable to apply for on-street parking permits. Residents also benefit from a concierge service, staffed seven days a week, providing added peace of mind as well as the convenience of secure parcel collection and day-to-day assistance. Access to the communal roof terrace and an available EWS1 form complete an already impressive home.

WHAT ELSE?

- Lea Bridge Station is just a short walk away, providing swift rail connections to Stratford and Tottenham Hale, where the Victoria line opens up the rest of London.
- Francis Road is within easy reach, home to favourites including Yardarm, Dreamhouse Records, Marmelo Kitchen and a wonderful collection of independent cafés, shops and restaurants.
- When it's time for some fresh air, you'll find Hackney Marshes, the Lee Valley and Jubilee Park all close by, offering miles of walking and cycling routes alongside wide open green spaces.



A WORD FROM THE OWNER...

"We have really loved living here, we like the layout of the flat, in particular the well equipped kitchen, the two balconies and the large amount of storage space. It is a quiet flat and the neighbours, especially on our floor, are so friendly and easy to get along with. Plus, having a dedicated underground parking space has been a lifesaver for us.

The location is fantastic. We enjoy being so close to Hackney/Walthamstow Marshes for walks/runs, jubilee park for massive kiddie playground, and the Argyll Industrial Estate for local handmade crafts and furniture. Our favourite local places are Kophi for fantastic coffee and brunch, and the Princess of Wales, Hare&Hounds and Blondies Brewery for good food and good vibes!

Transport links are so convenient and numerous. Having the train station so close has made transport a breeze, one stop from Tottenham Hale in one direction for easy access to Victoria Line and travel to Stansted, and one stop from Stratford in the other direction for Westfield and Central/Elizabeth lines. And when there are train and tube strikes, the no 55 and 56 stop right outside the block!"

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