



SECOND FLOOR

Total Area (Excluding Balcony): 49.4 m² ... 532 ft²

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
17'2" x 15'9"

Balcony
19'4" x 6'10"

Bedroom
11'1" x 12'0"

Bathroom
6'10" x 7'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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		EU Directive 2002/91/EC	



BECK SQUARE, LEYTON

Offers In Excess Of £325,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- Second Floor Flat
- One Bedroom
- Large Private Balcony
- No Chain
- Close To Lea bridge Station
- Beautifully Presented

A beautifully presented and brilliantly located one bedroom second floor apartment, complete with a large private balcony and offered with no onward chain. You are moments from Lea Bridge Station for swift links to Stratford and Tottenham Hale, with Hackney Marshes and the River Lea close by. Leyton and Clapton both sit within easy reach, giving you the best of green space and neighbourhood energy in equal measure.

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IF YOU LIVED HERE.....

You are going to love coming home to this bright, modern apartment. The living space is open and welcoming, with generous proportions and a natural flow that makes it feel instantly comfortable. Underfloor heating runs throughout, adding a quiet sense of luxury and keeping everything feeling warm and uncluttered underfoot.

The kitchen is sleek and contemporary, finished with quartz worktops and clean lined cabinetry. An integrated microwave and induction hob keep the look streamlined, while the layout makes it easy to cook properly rather than simply assemble. It is a sociable space, equally suited to hosting friends or winding down at the end of the day.

Step out onto your large private balcony and the apartment opens up even further. Elevated and airy, it offers wide, open views and enough space for seating or planting. The bedroom is calm and well proportioned, finished in soft tones with room for storage,

while the bathroom is just as neatly appointed. Beautifully presented and chain free, this is a home that feels simple, considered and ready to move straight into.

WHAT ELSE?

If you are a keen cyclist you are 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, and you can follow the river down through Hackney into Victoria Park or stop off in Clapton to explore the shops and cafés along Chatsworth Road.

There is secure underground bike storage within the development, ideal if cycling is part of your daily routine.

The Hare and Hounds is a short walk away and makes an easy local, with a generous beer garden and classic Sunday roasts. The Princess of Wales, right on the River Lea, is another favourite for a pint with a waterside view. Lea Bridge Station is also close by for straightforward connections into Stratford and Tottenham Hale.



A WORD FROM THE OWNER.....

"I've absolutely loved my time in this apartment. One of the first things that struck me when I moved in was how quiet it is—having a large private balcony that looks out over the communal courtyard makes it feel like a peaceful retreat from the bustle of the city.

The flat itself feels really generous; the bedroom and bathroom are both surprisingly large, and the floor-to-ceiling windows mean the whole place is constantly flooded with natural light. I'm a big fan of the modern kitchen and the underfloor heating (a total game-changer in the winter!). Being so close to the local parks and some of Lea Bridge's best pubs and restaurants has been amazing. Lea Bridge Station is just a 5-minute walk away. From here, you can reach Stratford (for the Elizabeth Line and Westfield) or Tottenham Hale (for the Victoria Line) in roughly 5 minutes. There is direct access to the protected cycle paths on Lea Bridge Road making commuting into Hackney, Shoreditch, or the City by bike safe and fast - there is so much potential in this neighbourhood. It's been a fantastic home with so much upside, and I'm sure the next owner will love it as much as I have."

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