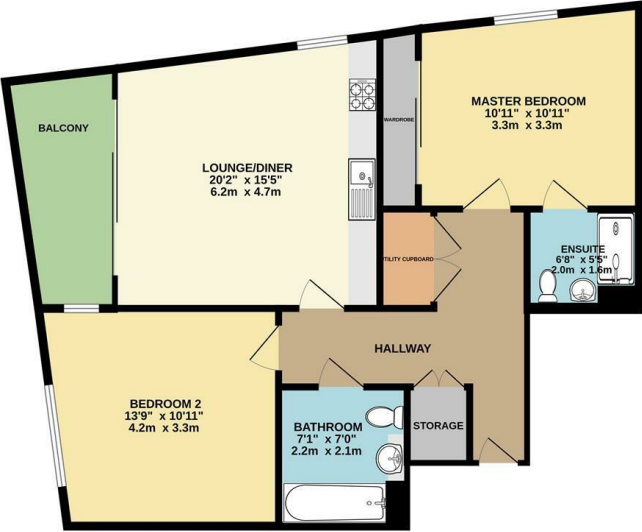




10TH FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should be used as such for any prospective purchase. The agent, its agents and its agents shall have no liability and no guarantee as to their accuracy or efficiency can be given.
Made with Floorplan 2020

Council: Waltham Forest | Council Tax Band: C | Floor Area: 850.00 sq ft

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	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates



CHURCHILL
estates

Beck Square, London, E10 7FZ
Guide Price £450,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



GUIDE PRICE £450,000 - £475,000

Welcome to this nearly new apartment located in the desirable Beck Square, London. Spanning an impressive 850 square feet, this modern residence offers a perfect blend of comfort and style.

Upon entering on the tenth floor, you are greeted by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining guests. The apartment features two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two contemporary bathrooms, you will find ample facilities to accommodate your needs, ensuring convenience for both residents and visitors alike.

Built in 2019, this property boasts modern finishes and a fresh aesthetic, making it a perfect choice for those seeking a contemporary living space. The layout is thoughtfully designed to maximise natural light, creating a warm and welcoming environment throughout.

Beck Square is a vibrant area, offering a range of local amenities and excellent transport links, making it an ideal location for both professionals and families. This apartment presents a wonderful opportunity to enjoy modern living in one of London's most sought-after neighbourhoods.

Do not miss the chance to make this stunning apartment your new home.

Service charge: £4,234.20 Ground rent:£425 a year

