

First Floor

Total Area: 48.0 m<sup>2</sup> ... 517 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen/Reception Room  
17'1" x 15'6"

Balcony  
18'3" x 6'0"

Bedroom  
11'11" x 11'1"

Bathroom  
7'3" x 6'11"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(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 Flat



### Features:

- First Floor Flat
- One Bedroom
- Private Balcony
- No Chain
- Close to Lea Bridge Station
- Beautifully Presented

A beautifully presented one bedroom first floor flat with a private balcony, set in a well-connected Leyton spot close to Lea Bridge Station. Offered with no chain, it's a smart, light-filled home that feels easy to settle into, with day-to-day amenities close at hand and straightforward links across East London.

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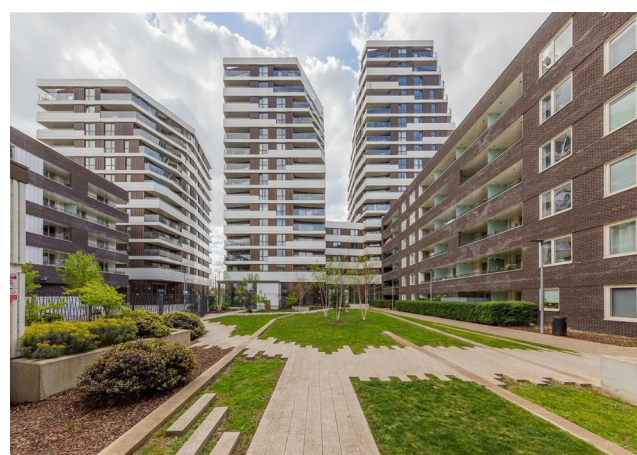
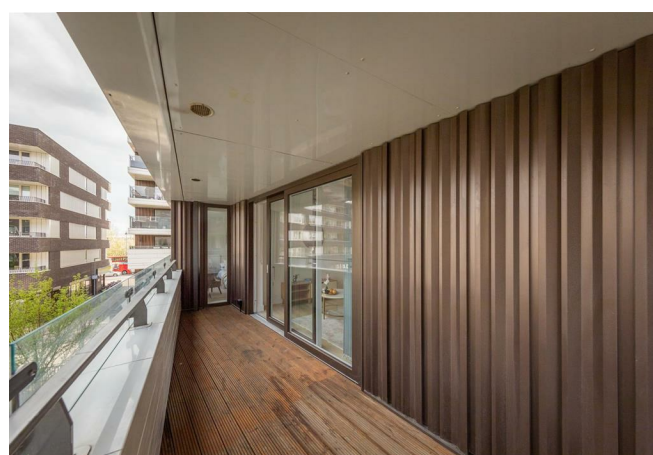
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#### IF YOU LIVED HERE...

Set on the first floor and unfolding across 517 square feet, this is a thoughtfully arranged home with a calm, modern feel throughout. The kitchen and reception room is a particularly generous space, with clean lines, a considered palette and plenty of room to relax, dine and cook. Large doors draw in lots of natural light and open straight onto the balcony, which gives the whole space an airy, open feel.

The bedroom is a spacious double, beautifully presented and softly finished, offering the flexibility to include a desk or home-working area without compromising on comfort while the bathroom is sleek and well kept with a contemporary look.. The overall layout feels practical and well judged, with good separation between the living and sleeping spaces. With the balcony adding that extra bit of outdoor room, this is a home that works especially well for first-time buyers or anyone looking for somewhere stylish and easy to move straight into.

#### WHAT ELSE?

- Positioned directly opposite Lea Bridge Station, the apartment enjoys true doorstep connectivity—around two minutes from door to platform for effortless travel across London and beyond.
  - The private balcony is a real extension of the living space, with plenty of room for a morning coffee or an evening wind-down.
  - The flat is offered with no chain, which helps make the moving process that bit more straightforward.
- Beautifully presented throughout, it's a home with a fresh, carefully looked after feel.



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

"I originally purchased this apartment to be part of the exciting regeneration of Waltham Forest, an area rightly voted one of London's best places to live. For me, the location offers the best of both worlds: you are immediately next to the station and one stop from Stratford, yet walking distance from the vast green open spaces of Hackney Marshes. Inside, the apartment is a true sanctuary. It is incredibly peaceful due to excellent soundproofing, and I love how the natural light floods the space with views over the communal garden"

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