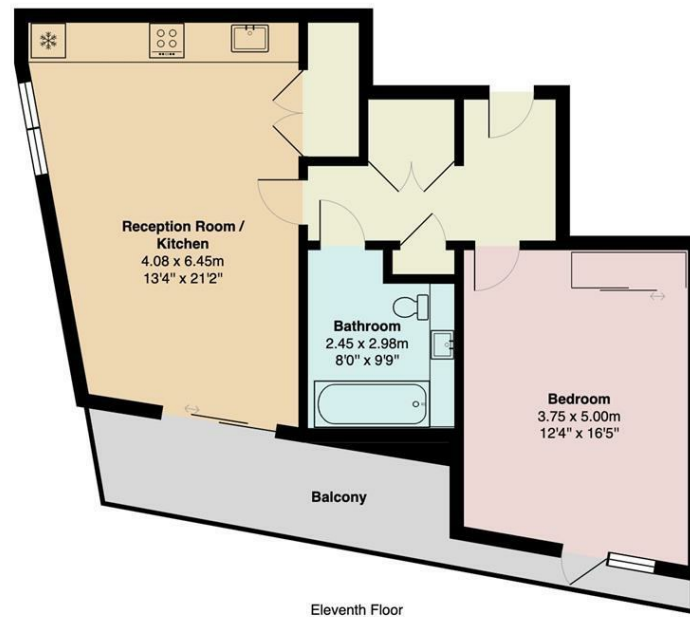
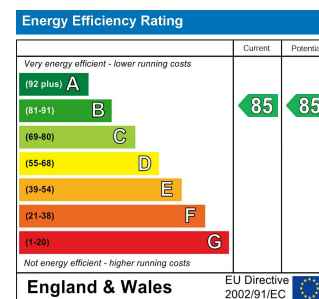
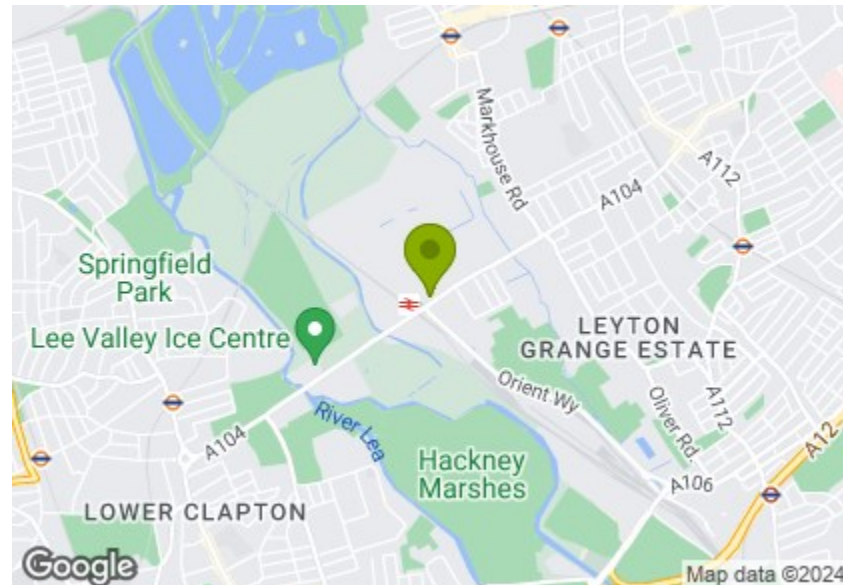


Beck Square, E10



Eleventh Floor

Total Area: 66.3 m² ... 714 ft² (excluding balcony)
All measurements are approximate and for display purposes only



BECK SQUARE, LEYTON

Asking Price £365,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Open Plan Kitchen Diner
- Large Private Balcony
- Immaculately Presented
- Views of London
- Moments from Lea Bridge Station
- Short Walk to Hackney Marshes
- Service Charge – Ask Agent

Situated in between the sprawling nature of Hackney Marshes and Jubilee Park, this bright and modern one bedroom, eleventh floor apartment benefits from all the perks of being new... There's a private balcony, communal garden, ample storage, high spec appliances, spotless decor and those glorious views of London.

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 Walthamstow with great ease.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

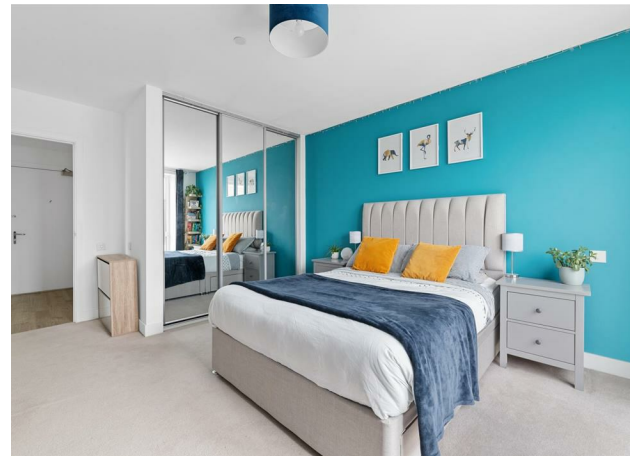
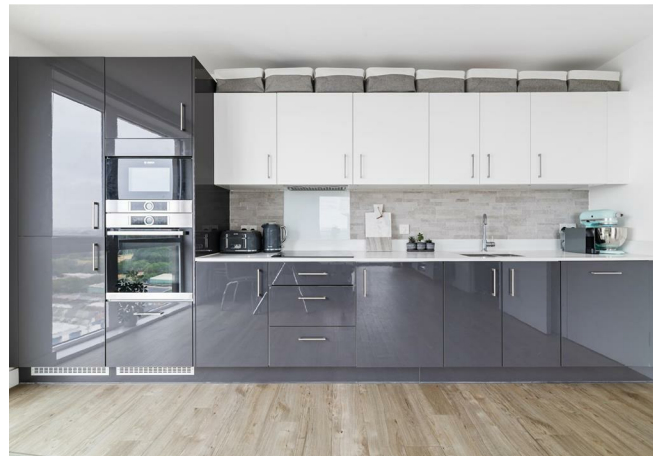
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll be the envy of all your friends thanks to those impressive eleventh floor views - expect hints for invites every firework night!

Your open plan kitchen/living area is brilliantly spacious, with smart wood flooring sweeping the length, adding to the sense of space. You'll enjoy the fact that there's plenty of room for balancing all aspects of life - relaxing, working and entertaining. When the latter is on the agenda, you'll love using the smart cabinets, sleek worktops and integrated appliances found in the kitchen area.

As well as meaning you have brilliant views, the dual aspect windows ensure you have plenty of natural light (and the eleventh floor positioning gives you privacy too). When the sun is shining, you'll want to head out to your balcony, but you also have a communal garden where you can get to know your friendly neighbours.

The bedroom is just as immaculate with a bright feature wall to add character, soft carpeting and balcony access. It's got custom-storage, and you'll also find more cupboards in the spacious hallway. The bathroom doesn't disappoint, with more sparkling fittings and an over-tub shower.

Beyond the development, as well as having the convenience of big chains such as Aldi nearby, the area has become a thriving hot spot for independents. Look out for eco-refill store-cum-coffee shop Cups & Jars, Italian dell with a Japanese influence Pinch la Deli, eclectic event space/bar/pizzeria Patchworks and Italian ice cream shop Gelateria Romeo & Giulietta. There's so much green space to enjoy, why not grab a cone from the latter and take a stroll around your new neighbourhood. Bliss.

WHAT ELSE?

-After a huge rebuild, the Lee Valley Ice Centre has just reopened, offering a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. There's also a gym, café, exercise studios and community space. It's just 14 mins on foot from your home.

-The Lee Valley Riding Centre is also the same distance away, and runs all sorts of courses for pony-loving amateurs and experts alike.

-The Princess of Wales pub is known across the capital thanks to its lovely canal-side terrace and outside dining area - and it's only a 16 minute walk from your front door.



A WORD FROM THE OWNER...

This flat has been a wonderful home for us, with amazing views of London, bright and spacious rooms and a lovely community of neighbours. The property benefits from: - Transport Links: We're a 1 minute walk from Lea Bridge (3 mins to Stratford and 3 mins to Tottenham Hale) which allows for easy travels across London. - Local areas: We are fortunate to enjoy easy access to Hackney Wick, Stoke Newington, and Walthamstow where there is plenty to do, eat and drink! We are also just a short walk away from Chatsworth Road Market which makes for a great Sunday stroll. - Green spaces: We have loved having Hackney Marshes and Walthamstow Wetlands on our doorstep, and have enjoyed frequent walks to our local stables. Epping Forest is also within easy reach. - Storage: The significant storage space has been fantastic, allowing us to convert the hallway space into a comfortable office when working from home. - Size: The living room, bedroom and balcony feel so open and spacious! - Views: The south-facing windows make the flat feel really bright and offer uninterrupted views of the London skyline. - Community: The residents of this development are so warm and welcoming, often sharing local recommendations, borrowing items, looking after pets and meeting up. - Development: The area has continued to develop since the block was built including the recent opening of the Lee Valley Ice Centre and soon-to-open cafe in the ground floor of the square. The supermarket right downstairs has also often been a life saver! We are very sad to be leaving this home but it is the right time for us to move and we hope the next owners get to enjoy it as much as we have!"

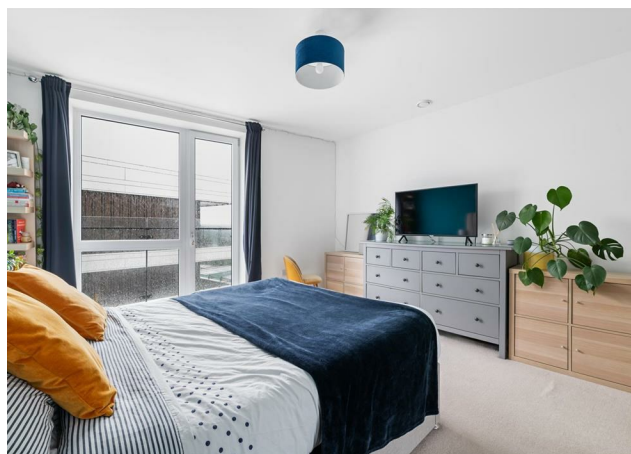
REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception Room / Kitchen

13'4" x 21'1"

Bathroom

8'0" x 9'9"

Bedroom

12'3" x 16'4"

Balcony



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM