

Kitchen/Reception
 14'0" x 18'9"

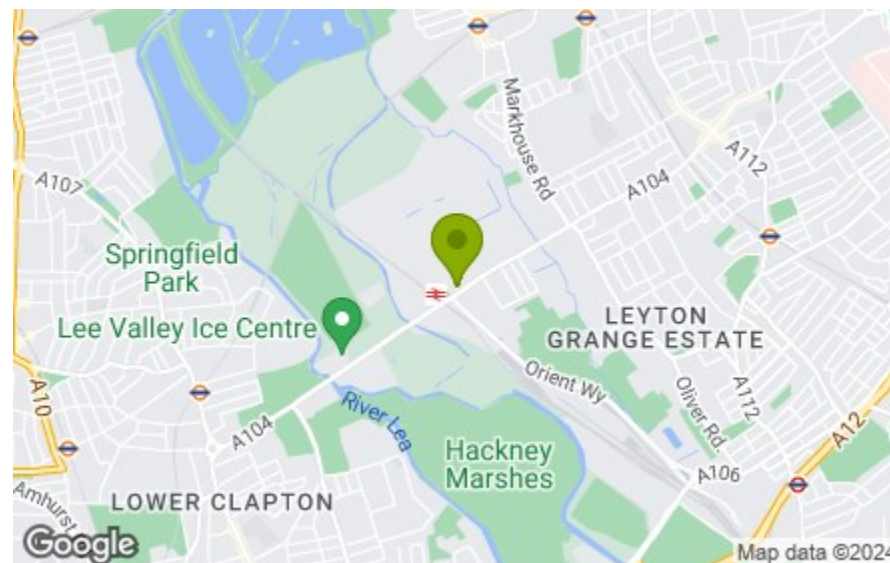
Bedroom 1
 12'3" x 13'5"

Ensuite
 5'4" x 6'9"

Bedroom 2
 10'11" x 11'6"

Bathroom
 6'10" x 7'2"

Total Area: 76.5 m² ... 824 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		86	86
(61-81) B			
(39-60) C			
(15-54) D			
(9-54) E			
(1-38) F			
Not energy efficient - higher running costs			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	



BECK SQUARE, LEYTON

£2,300 Per Calendar Month
 2 Bed Apartment - Purpose Built



Features:

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen Diner
- Large Private Balcony
- Immaculately Presented
- Concierge
- EPC Rating B
- Council Tax Band C
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

A beautifully finished two bedroom apartment on the first floor of a sought after, contemporary development just moments from Lea Bridge station. You have an amazingly social open plan living area and a stunning private balcony as well as a communal roof garden with dramatic views over the city and great for meeting your neighbours. You are moments from Lea Bridge Station for easy access to Stratford, Tottenham or out into the beautiful Essex countryside. Your spot here close to Hackney Marshes is sublime, with the rambling River Lea on your doorstep whilst being nestled between the vibrant communities of Leyton and Clapton.

As well as that unique roof terrace, the development is set in secure, communal and well-maintained grounds, for a welcome sense of community. From here you'll benefit secure underground bike storage, seven day a week concierge service and fob gated entry.

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. There's also an abundance of green space nearby, and a great infrastructure for cycling with some really good bike routes.

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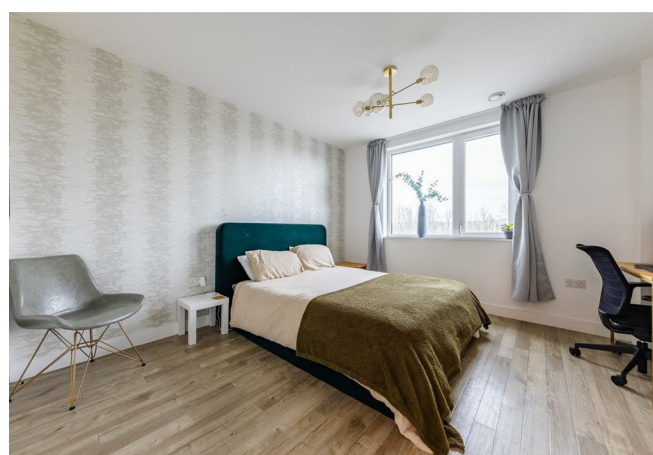
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IF YOU LIVED HERE...

You'll be enjoying a smart, pristine and generous suite of rooms. Your artfully arranged lounge/kitchen comes in at an impressive 280 square feet, with handsome blonde engineered hardwood underfoot and a striking designer breakfast bar neatly segmenting the kitchen area, where you'll find bold glossy cabinets in a mix of white and deep grey with copper fittings, as well as marbled cream countertops and a full range of integrated appliances.

The first of your two balconies sits at the lounge end, bring the outside in with some wonderful leafy treetop views. Your other balcony faces the wide communal grounds, and is accessed from your master bedroom, a 140 square foot double with sparkling en suite shower room and integrated storage. Bedroom two's another double and shares those balcony views, while the second of your bathrooms (a luxurious lifesaver on busy mornings) is just as immaculate in white with rich oak accents.

Outside and Lea Bridge station is barely a minute on foot and is your speedy

gateway to the massive range of onward connections at Stratford ñ just one stop and seven minutes away for all manner of underground and overground routes. Here's also where you'll find all the post-2012 delights and world class sports facilities of The Queen Elizabeth Olympic Park. Just past the station you have the wide open green spaces of Lee Valley Park and the Middlesex Filter Beds Nature Reserve anytime you want to escape city life.

WHAT ELSE?

- Whether you want to hone your own skating skills or just watch people falling over, the Lee Valley Ice Centre is just a half mile on foot.
- Current or prospective parents will be pleased to know that you have no fewer than twenty primary/secondary schools less than a mile away, all rated 'Good' or 'Outstanding' by Ofsted.
- For your new local you can't do better than the Hare & Hounds, a delightful gastropub where the decor is just as sumptuous as the menu. It's five minutes away on foot.



Offering unparalleled views of the London skyline and a rare opportunity to be surrounded by greenery and nature reserves, the neighbourhood has flourished, now boasting delis, coffee shops, and other essential amenities. Plus, being just a stone's throw away from Clapton gives you access to Chatsworth Road and the plethora of independent businesses. The newly developed Lea Valley has plenty to offer with Lea Bridge station a mere two minutes away, reaching Stratford in just 10 minutes gives you access to the Olympic Park and flourishing East Bank, which we love to explore at weekends. Similarly convenient is the quick 10-minute journey to Tottenham Hale, offering connection to the Victoria Line or trains directly to Stansted airport. There is a real sense of community at Beck Square, and we've forged some lasting friendships during our time here.

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