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**Beck Square, London, E10 7FZ**  
**Offers In Excess Of £550,000**



Kings Group estate agents are proud to present this gorgeous two bedroom 9th floor purpose built flat. The property is being sold on a chain free basis and comes with stunning unobscured views of Central London. You are greeted at the property by beautiful communal gardens as well as a secured access parking facility which the property benefits from with an allocated space and well as access to electric charging points. The building benefits from an on-site concierge service and can be accessed next to the main communal entrance. The communal entrance benefits from two video entry system doors for added security and leads to the internal lifts and stairs that can take you to the 9th floor. As you reach the 9th floor you are presented with your own front door that leads into a spacious and bright entrance hall. The entrance hall benefits from built in storage facilities as well gorgeous wooden flooring which has underfloor heating as an added bonus. The first room straight ahead of you is the sizeable master bedroom. This beautiful double bedroom benefits from built in wardrobes as well access to an en-suite and glorious views over Central London from a generously sized double glazed window. The en-suite accessible from this room comes with an exquisite double shower as well as a heated towel rail, hand wash basin and a wall hung low level w/c with concealed cistern. Back into the entrance hall and as you make your way down the hallway you are presented with the elegant lounge/kitchen/diner. This stunning space benefits from a fully fitted open plan kitchen that comes with integrated appliances such as fridge/freezer, cooker, dishwasher and microwave. The room also has ample space for dining and lounging as well as the added addition of amazing floor to ceiling windows that overlook Central London. A sliding door gives access to a 20ft balcony that is finished with decked flooring and a glass open balustrade where you can sit and take in the spectacular views.

Back inside the property and back into the entrance hall, the next room available is the second large double bedroom. This room again is finished with wooden floor underfoot that once again is heated as well as having the benefit of a sizeable double glazed window that floods the room with natural light. The final room accessible from the entrance hall is the three piece family bathroom. The bathroom comes with a panel enclosed bath, hand wash basin, heated towel rail and wall hung low level w/c with a conceal cistern and is finished as a larger duplicate to the en-suite. The property is located close to Lea Bridge Road stations so transport links are easily accessible. The local bus routes are within four minutes walking distance from the property and has buses running to central London, Walthamstow Central and Whipps Cross, Further up Lea Bridge Road buses to Blackhorse Road Station, Leyton and Stratford. The W19 which runs via Argyll Ave runs via Walthamstow Central, Whipps Cross Hospital then onto Ilford, Lea Bridge Road amenities are within walking distance so you are spoilt for choice for shops, bars and restaurants. The property also benefits from being within walking distance to Lea Bridge Road station which has direct access to Stratford and also Tottenham Hale station and onwards to Stanstead airport. The local landmarks like Westfield shopping centre, Lea Valley Park, Olympic park and Epping Forest are all very close and easily accessible.

**ENTRANCE HALLWAY**  
**1.04 x 5.15 x 1.37 x 4.39 (0.30m.1.22m x 1.52m.4.57m x 0.30m.11.28m x 1.22m.1)**  
Single radiator, engineered oak flooring, power points, storage cupboard (1.42 x 0.91) Utility cupboard (2.79 x 0.79)

**OPEN-PLANNED KITCHEN - LIVING AREA**  
**15'7" x 21'6" (4.75 x 6.57)**  
uPVC double glazed window to the side and rear aspect, spotlights, engineered oak flooring, underfloor heating, tiled splash back, range of wall and base units with roll top work surfaces, electric oven and hob, integrated extractor hood, integrated microwave, sink and drainer unit, integrated fridge/ freezer, integrated dishwasher and power points, TV aerial point and phone point.

**BALCONY**  
**18'9" x 5'2" (5.72 x 1.58)**  
Decking

**BATHROOM**  
**7'7" x 6'11" (2.32 x 2.11)**  
Spotlights, part tiled walls, heated towel rail, tiled flooring, underfloor heating, panel enclosed bath with mixer taps and shower attachment, wash hand vanity unit with mixer taps, low level wall hung WC with concealed cistern and shaver point.

**MASTER BEDROOM**  
**13'6" x 12'3" (4.13 x 3.75)**  
uPVC double glazed window to the rear aspect, underfloor heating, engineered oak flooring, fitted wardrobes, built in storage cupboard, phone point, TV aerial point and power points.

**EN-SUITE**  
**6'10" x 5'5" (2.09 x 1.67)**  
Part tiled walls, heated towel rail, tiled flooring, underfloor heating, shower cubicle with thermostatically controlled shower, wash hand basin with mixer taps, low level wall hung WC with concealed cistern and shaver point.

**BEDROOM TWO**  
**11'1" x 12'2" (3.38 x 3.73)**  
uPVC double glazed window to the side aspect, engineered oak flooring, underfloor heating, phone point, TV aerial point, and power points

