

First Floor

Total Area: 76.7 m<sup>2</sup> ... 825 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Kitchen / Reception Room  
27'11" x 11'1"

Balcony  
11'2" x 5'3"

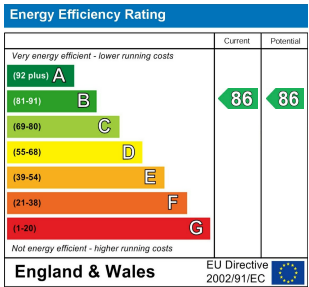
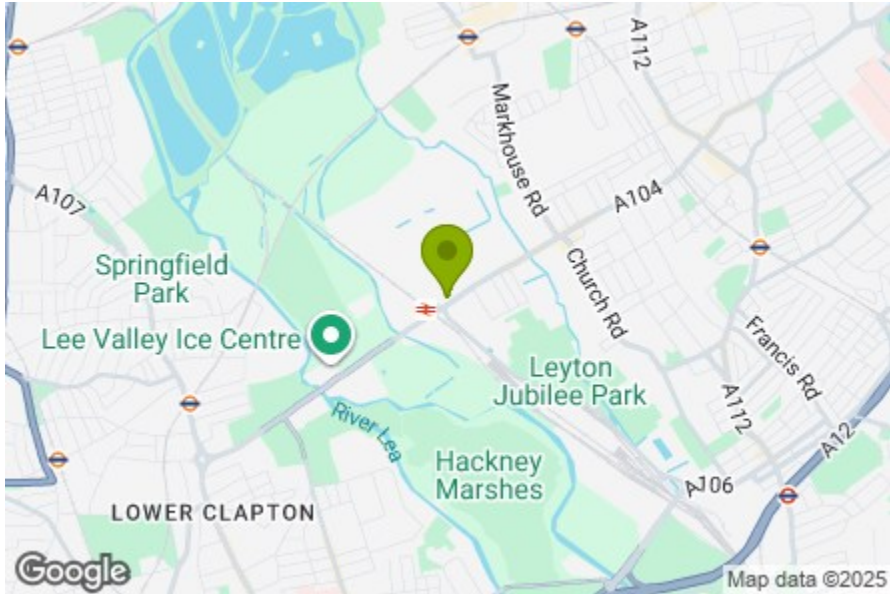
Bathroom  
7'1" x 7'0"

Bedroom  
11'1" x 10'1"

Bedroom  
14'1" x 9'1"

Ensuite  
7'1" x 4'11"

Balcony  
20'8" x 5'1"



## BECK SQUARE, LEYTON

Offers In Excess Of £425,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Two Bathrooms
- Modern Build Apartment
- Two Balconies
- Over 800 Sq Ft.
- Close to Lea Bridge Station
- Walking Distance to Hackney Marshes

On the first floor of a secure, modern development, this apartment offers 825 square feet of well-designed living. Inside, there's a generous open-plan kitchen and reception room, two double bedrooms, two bathrooms, and not one but two balconies, all finished to a high standard. Big windows keep the space bright from morning to evening, while the secure entry system adds an extra layer of reassurance.

Lea Bridge Station is right on your doorstep, with direct trains to Stratford with a massive choice of onward connections (Elizabeth, Jubilee and Central lines, DLR and overground lines as well as Stratford International) and Tottenham Hale in the other direction (Victoria Line, National Rail & Stansted Express). Step outside and you're surrounded by an energetic mix of green spaces, local cafés and pubs, and a creative community that's quickly making its mark on the area.

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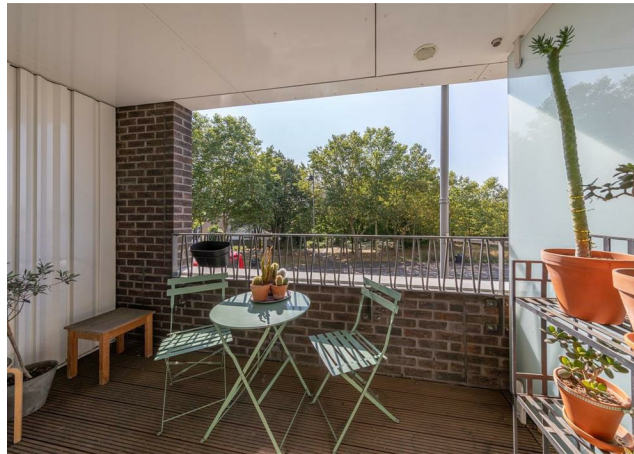
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#### IF YOU LIVED HERE...

Outside, the shared gardens give you a generous stretch of green without the upkeep. Young trees are settling in among wide lawns and paved paths, offering residents a calm, leafy backdrop to come home to.

Step inside and you're met with a bright hallway where wood-effect floors and pale neutral walls set a clean, modern feel. Four built-in cupboards mean there's no shortage of space to tuck away coats, shoes, and all the daily clutter, keeping the apartment looking effortlessly neat. From here, every room branches off with an easy flow.

Opposite, the family bathroom —sleek fittings, an over-bath shower, and a finish that feels both practical and smart.

Turn right and the apartment really opens up: a 28-foot kitchen and reception room that feels instantly welcoming. Sliding glass doors run almost the full width, spilling natural light from its southeasterly aspect across the space all day and pulling your first balcony right into the heart of the room. The kitchen itself sits neatly at the rear, a glossy U-shaped design with integrated appliances that keep everything streamlined. There's plenty of room left for dining and lounging, so the space works just as well for a slow weekend brunch as it does for an evening with friends.

On the opposite side are two double bedrooms. The principal room stands out with rich green tones, a mirrored double wardrobe, and doors opening directly onto your private balcony, stretching almost 21 feet. Wooden decking underfoot and a mix of brick and metal balustrades keep it secure while leaving the view open. Following the same polished style as the first bathroom, the ensuite shower room with a large LED-lit mirror makes busy mornings that bit easier.

#### WHAT ELSE?

- Just a short stroll away, Kophi serves up excellent coffee and Indian street food-inspired toasties — the minced chicken with coriander chutney is a standout. You can also pick up locally baked sourdough and fresh coffee beans to take home.  
- When it comes to green space, you've got plenty on the doorstep. Leyton Jubilee Park is great for open fields, a café stop or sports, while Hackney Marshes offers wilder walks, cycling and weekend football. Add in the Waterworks Centre, Walthamstow Marshes and the Lea Valley with its kayaking and trails — plus Epping Forest just down the road — and you're never short of fresh air or adventure.



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

"We've absolutely loved living in this flat and if it wasn't for the fact that our family is growing I could see us staying here for many years to come. It's been a real joy seeing the local area grow and develop over the years we've been here - especially exciting just recently has been the opening of the Soho Theatre Walthamstow, V&A East and Sadlers Wells East, all easily reachable from Beck Square. The flat itself could not have been better suited to our needs first as a couple and then as a family of three - great storage, well proportioned rooms and really thoughtful design makes it easy to have 'a place for everything and everything in its place'. It's beautifully insulated so it's cool and in the summer and warm in the winter, and we've never had any issues with noise from any of our neighbours, or indeed from the street due to the high quality double glazing. There's a great sense of community in the square; everyone is really friendly. We'll be sorry to say goodbye to this flat, but I'm sure the next people who'll live here will love it just as much as we have."

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