



BECK SQUARE, LONDON, E10
£475,000 LEASEHOLD

A MODERN AND WELL PRESENTED TWO BEDROOM TWO BATHROOM APARTMENT WITH A LARGE PRIVATE BALCONY

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DESCRIPTION:

Spanning approximately 814sqft, this apartment offers an open plan kitchen living room, with integrated appliances and quartz countertop. The kitchen seamlessly connects to the private balcony. Both double bedrooms are generously proportioned, with the master bedroom boasting built-in wardrobes and an en suite bathroom. A second bathroom serves guests and the second bedroom, ensuring comfort for all. The apartment is presented in good condition throughout with underfloor heating and has additional storage is provided by three handy cupboards in the hallway. The development also boasts secure underground bike storage, a 7-day concierge service and fob-gated entry.

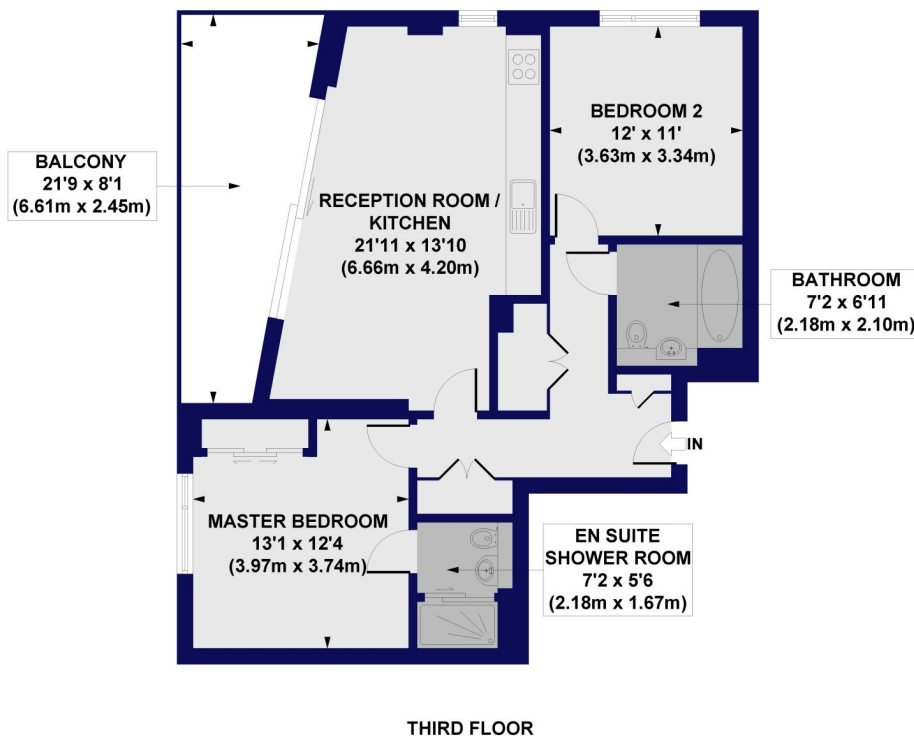
Beck Square residents benefit from a wealth of local amenities and excellent transport links, ensuring a truly convenient lifestyle. Explore the eclectic mix of shops, cafes, and restaurants in the vicinity, catering to every taste and preference. Conveniently located to nearby transport options including Lea Bridge Overground Station within walking distance, commuting across the city is a breeze. The area also offers an abundance of green spaces and excellent cycling infrastructure with well-designed bike routes that can get you to Clapton, Leyton and Walthamstow with ease.

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Beck Square, E10
 Approx. Gross Internal Floor Area 814 sq. ft / 75.61 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | 85 | 85 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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