

For memories made
and memories to come.

Bevan Court, Tallack Road, Leyton, E10

- ◆ Spacious penthouse apartment
- ◆ Three double bedrooms
- ◆ Beautifully finished throughout
- ◆ Sunny open-plan living space
- ◆ Luxurious en suite & family bathroom
- ◆ Private roof terrace with city views
- ◆ Moments from shops & restaurants
- ◆ Nearby Tube & Overground services

This top-floor penthouse apartment was completed in 2020 and sits within an attractive low-rise development. The home features three generous double bedrooms and a sunny open-plan living space that flows onto a private balcony with far-reaching views across east London – to Canary Wharf and the City and beyond. A luxurious suite and family bathroom, along with high-quality finishes throughout, add to the premium feel offered by this secluded urban retreat.

The property benefits from an efficient air-source heat pump and radiator system

installed during the original build, and the excellent insulation keeps it warm through the winter. All the rooms are bright and welcoming during the day, and the elevated aspect provides glorious sunrises, sunsets and even spectacular fireworks displays. Moments from local shops and restaurants – and within easy walking distance of both Tube and Overground services – this is a rare opportunity to enjoy modern penthouse living in a superbly connected location.

STEP INSIDE

Entering via the brick-built exterior, you'll pass through a brightly lit and well-maintained communal area leading to your private top-floor penthouse.

“The Magnet kitchen combines stylish classic white and wood-effect cabinetry with integrated Nordmende appliances.”

“The primary en suite and the family bathroom feature luxe porcelain marble-effect tiling throughout.”

Step through into the hallway, where there's in-built storage for coats and shoes along with plumbing and electrics for a washing machine; the boiler is housed here too. The wooden flooring and neutral walls coordinate this spacious entrance with the open-plan dining kitchen and living area beyond, which boasts a show-stopping view of the city skyline through a large casement window and sliding doors leading to the rooftop terrace.

Brightened by a combination of ceiling spots and abundant natural light filtered through Venetian blinds, the well-planned layout creates plenty of room

for separate dining and seating areas. Meanwhile, the Magnet kitchen combines stylish classic white and wood-effect cabinetry with integrated Nordmende appliances, including a fridge and freezer, oven, electric hob and microwave. Complementing stone worktops, a glass splashback, and a stainless steel 1.5-bowl sink complete the look.

The three spot-lit double bedrooms – all fitted with neutral carpets – lie just off the hallway. The primary suite has two expansive casement windows facing the city skyline, with Venetian blinds ensuring total privacy. The remaining two doubles also enjoy fabulous iconic city views from large windows with fitted blinds, plus space for wardrobes and furniture. White walls switch to a lovely warm grey in the third bedroom. It's currently used as a child's room, but you could repurpose it as a cosy home office if desired.

The primary en suite and the family bathroom feature luxe porcelain marble-effect tiling throughout, stone vanity countertops to match the kitchen, and chrome heated towel rails. Fitted with Bagnodesign brassware, the en suite has a double rainfall shower with a separate handheld attachment, with the same set-up above the glass-screened bath in the family suite. Both have a wall-mounted basin, a back-to-wall loo with a chrome flush plate, and a mirrored cabinet.

OUTSIDE

Sliding doors in the living room reveal a huge rooftop terrace, finished with external-grade porcelain pavers and enclosed by sleek glazed balustrades. The owners have added a timber deck and a metal-framed pergola, creating a comfortable shaded area that blends beautifully with the open sky. Potted olives, acers and citrus plants bring

greenery and colour throughout the year.

With an aspect stretching from the south-east round to the west, the terrace enjoys sunlight for most of the day, making it a wonderfully versatile outdoor space backdropped by London landmarks. It has been a safe, year-round play area for the children, and in the warmer months, it becomes an inviting spot for relaxed meals and entertaining late into the evening. The development also benefits from well-kept, fully enclosed communal gardens and bike storage.

“The terrace enjoys sunlight for most of the day, making it a wonderfully versatile outdoor space backdropped by London landmarks.”

Dining kitchen / living room



Dining kitchen / living room



Dining kitchen / living room



Dining kitchen / living room



Roof terrace



Roof terrace



Bedroom



Bathroom



Hall



Bedroom



Primary bedroom



Primary bedroom en-suite



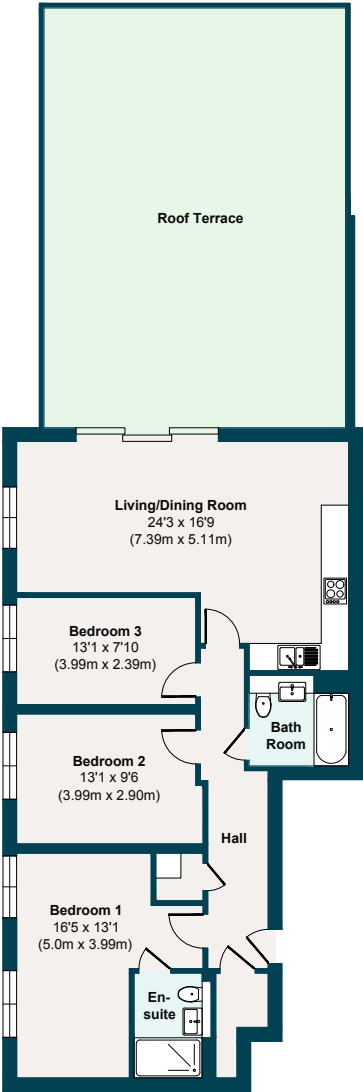




Frontage



Bevan Court, Tallack Road, Leyton, E10



THIRD FLOOR (PENTHOUSE)

**APPROXIMATE
FLOOR AREA**

1012 SQ. FT
(94.00 SQ. M)

Illustration for identification
purposes only, measurements
are approximate, not to scale.

The neighbourhood



Francis Road, E10

IN THE NEIGHBOURHOOD

The apartment lies moments from Lea Bridge Road, which is lined with plenty of shops, restaurants, pubs, and cafés. The current owners recommend Blondies Brewery (around the corner), Pinch la Deli, Lea Bridge Library café, the Hare and

Hounds pub, and the KukooLaLa café in Jubilee Park.

The town centre is also close by, where you'll find local favourites such as The Leyton Engineer, The Coach and Horses, and Gravity Well Taproom. Popular Francis

Road lies just beyond, serving up a variety of artisanal treats and independent shops, with local sellers often recommending Yardarm for wine, Marmelo Kitchen for coffee, and Phlox bookshop, to name a few.

A variety of beautiful, semi-wild green

spaces surround the area. Some within walking distance include Abbotts Park, Jack Cornwell Park, Leyton Cricket Ground, and Jubilee Park – just a few minutes on foot. Hackney and Walthamstow Marshes are also easily reachable.

A little further afield, Hollow Pond and Henry Reynolds Gardens offer wonderful opportunities to escape into nature, with Wanstead Flats and Park extending beyond, leading to Epping Forest. Local sellers also love the WaterWorks Centre Nature Reserve, Hackney and Walthamstow marshes, watching football at Leyton Orient, and trips to Walthamstow for Lloyd Park, the William Morris Gallery, and the Feel Good Centre for sports and leisure.

SCHOOLS

The apartment lies within a five-minute walk of three Ofsted 'Outstanding' primary schools – Riverley, Willow Brook and Sybourn. The Lammas School (secondary) is also nearby adjacent Jubilee Park.

You also have various 'Good' pre-schools within a short walk, while George Mitchell Secondary is only 15 minutes away.

A note from the owners



“Our flat has given us five wonderful years and a happy, sunny and safe home to bring up the kids.”

Notes

Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

MORTGAGES

Contact: Oliver Dulson
Title: Mortgage & Insurance Broker
Company: Mortgage and Money Management
Info: 01920 821333 | oliverdulson@mandmm.co.uk

Contact: Lee Cawley
Title: Founder
Company: Victoria Park Mortgages
Info: 020 3441 3084 | lee@victoriaparkmortgages.co.uk

SOLICITORS

Contact: Jack Bending
Title: Partner
Company: JE Baring & Co Solicitors
Info: 020 7242 8966 | jackbending@jebaring.co.uk

Contact: Laura Scullion
Title: Conveyancing Executive
Company: Barretts Law Ltd
Info: 020 3649 0550 | lscullion@barrettslaw.co.uk

SURVEYORS

Contact: Katie McManus
Title: Associate Director
Company: Novello Surveyors
Info: 0208 064 1636 | katie@novellosurveyors.co.uk

Contact: Ronnie Campbell
Title: BSc MRICS – Managing Director
Company: London Building Surveyors
Info: 020 8257 5766 | ronnie@londonbuildingsurveyors.com

EELEVEN

Design-conscious estate agency.

eeleven.co.uk | 020 8539 9544