

Total Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup> (excluding void)  
All measurements are approximate and for display purposes only

Kitchen/ Diner  
11'8" x 18'5"

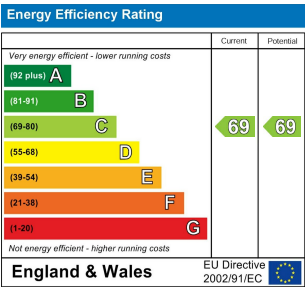
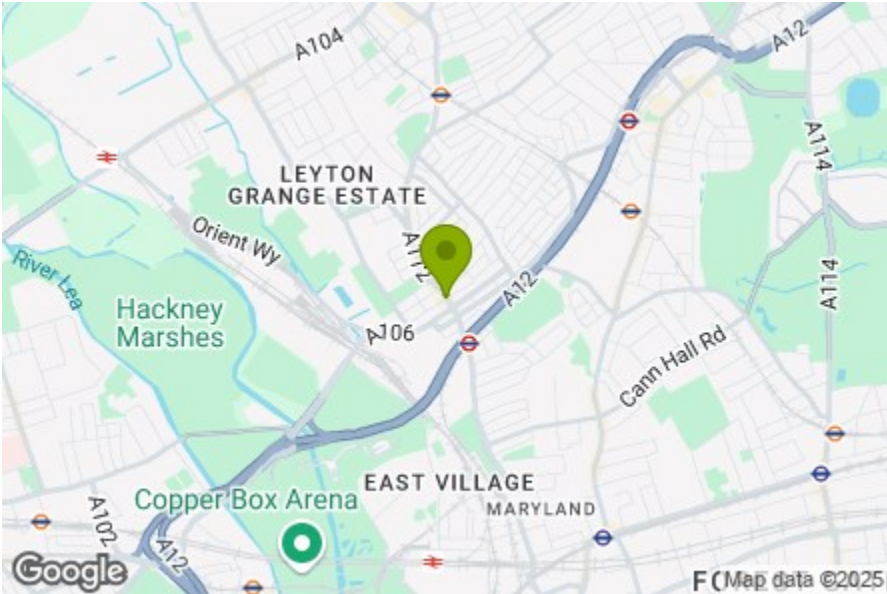
Utility / Storage  
8'8" x 5'10"

Bedroom  
9'10" x 11'4"

Bathroom  
5'5" x 7'2"

Bedroom  
21'10" x 18'6"

Bathroom  
5'5" x 7'0"



## ADELAIDE ROAD, LEYTON

Offers In Excess Of £525,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedroom First Floor Flat
- Mezzanine Floor
- Victorian Grade 2 Listed Building
- Spacious Kitchen/Diner
- Close To Leyton Tube Station
- Full Of Natural Light
- Long Lease
- Chain Free

Unfolding across the first and second floors of the iconic Technical development, this stunning two-bedroom loft-style apartment is truly vast, coming in at almost 1,000 square feet. As well as the abundance of natural light, immaculate decor and beautiful features, it offers two bathrooms and a secure entrance amongst the highlights. As for the location, it sits in the heart of Leyton, mere moments from the convenience of the High Road, with the eclectic Francis Road just a short stretch further. Leyton tube station is a mere four minutes away.

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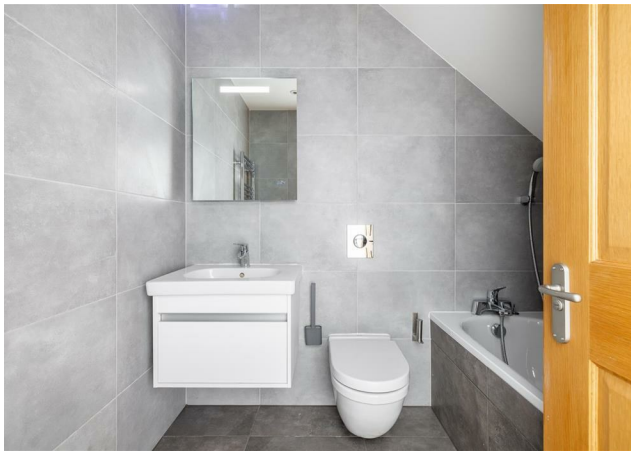
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#### IF YOU LIVED HERE...

You'd be wowed by the grandeur of your building every time you arrive home, from the striking exterior and entrance, to the generous proportions inside, with the double height main living space and huge skylight windows. The carefully considered decor of neutrals and natural wood works in harmony with the features such as the dramatic roof lights and the school-style radiators, which will make settling in a breeze.

Head in through your central hallway, where you have access to a convenient utility/storage area, as well as your first bathroom and bedroom (which could be used as a home office if preferred) and an open plan living room. This spectacular double-height space is flooded with natural light from three large windows and huge glass skylights. The kitchen occupies one corner, with sleek white units and contrasting glossy black worktops and integrated appliances. There's plenty of space in the rest of the room for a dining table and sofas, making this the perfect space for relaxation or entertaining.

The main bedroom suite is located upstairs on a mezzanine, with one side bordered by a glass balustrade overlooking the main living space. The largely glass roof imparts an ethereal ambience to the space, perfect for slumbering. Just like the bathroom below, the bathroom here is fully tiled, with a modern suite including a bath with

overhead shower, wall-hung WC, basin, and mirrored cabinet.

You've got some excellent green nearby: Coronation Gardens, Hackney Marshes and the Olympic Park are all reachable on foot. Head beyond the buzzing High Road, where you can stop off at Italian deli Figo, you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent store Dreamhouse records. This is a good start but you'll have a great time uncovering your own favourite gems.

#### WHAT ELSE?

- This landmark Grade II listed Victorian building has a rich history. Completed in 1896, it was designed in an ornate Italianate style, and was in use as a civic building until its renovation in 2011, which included the creation of 32 apartments.
- Leyton tube, just four minutes away on foot, is on the Central Line, with fast direct journeys to Stratford (2 minutes), the City (12 m), and the West End (22 m).
- Head south(or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.



#### A WORD FROM THE EXPERT...

"Leyton is a well-hidden gem that people haven't yet fully explored. Francis Road is one of area's most celebrated spots and it never disappoints. It's buzzing with cafés, delis, shops and restaurants — the perfect afternoon or weekend destination.

The Olympic Park is just around the corner, great for all the amazing concerts, sporting events and festivals that are held there all year round.

Getting into central London couldn't be any easier, with Leyton Midland overground station as well as the Central underground line both right on the doorstep.

And did I mention that Jubilee Park, with its café, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC  
E10 SENIOR SALES ADVISOR

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