

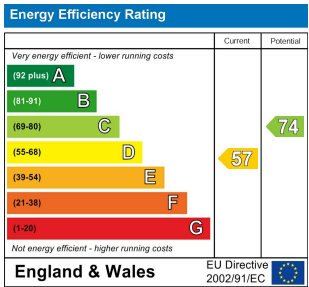
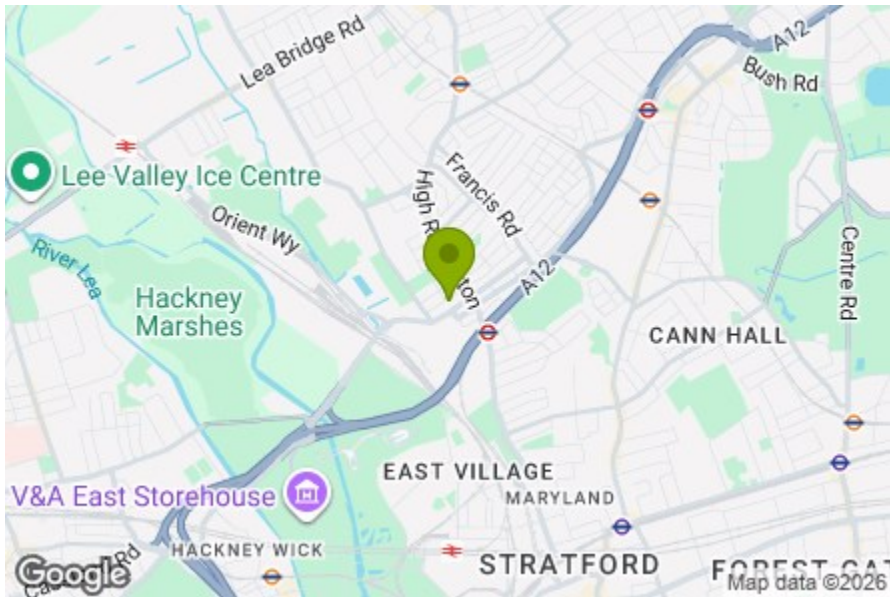
Kitchen / Reception Room
24'9" x 10'4"

Bedroom
12'6" x 9'9"

Shower Room
8'2" x 6'1"

Mezzanine Room
11'5" x 9'2"

Total Area: 49.8 m² ... 536 ft² (excluding mezzanine room)
All measurements are approximate and for display purposes only.



ADELAIDE ROAD, LEYTON
Offers In Excess Of £450,000 Leasehold
1 Bed Apartment



Features:

- Iconic Building
- One Bedroom
- Mezzanine Flooring
- Secure Entrance
- High Ceilings
- Open Plan Kitchen
- Modern Decor
- Upper Ground Floor
- Communal Courtyard

This stunning unique one bedroom loft-style apartment in the landmark Technical development has an additional mezzanine room and is flooded with light from a wall of large windows. At 536 square feet, this is a bijou apartment at the heart of thriving Leyton.

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IF YOU LIVED HERE

You'd love coming home to this grand old building with its impressive exterior and entrance, and generous proportions. The main living space is double height and measures 24'9" by 10'4", with the kitchen at one end and lounge area at the other. Large north-facing windows provide lots of light and not too much solar gain, so the space doesn't overheat in the summer. This is also the case in the adjacent bedroom, which has the same large windows.

An open stair leads up to a mezzanine room above the kitchen that's great either as a workspace or extra sleeping space.

The U-shaped kitchen has smart white gloss handleless wall and floor cabinets with grey surrounds, and a white metro-tiled splashback. Across the central hallway there's a convenient shower room, and the hall has a built-in storage cupboard.

With its double height ceilings, large windows, and mezzanine room, the apartment has a loft-living ambience, and the monochrome décor throughout gives the apartment a thoroughly contemporary feel, redolent more of inner

East London than Leyton.

WHAT ELSE?

- This iconic Grade II listed Victorian building, designed in an ornate Italianate style, dates back to 1896 when it was built for civil use. In 2011 it underwent extensive refurbishment which included the creation of 32 apartments.
- Communal facilities include a courtyard garden and a laundry room
- There are numerous shops, bars, and cafes just around the corner on the High Road, and the tube station is just a five minute walk away.
- The green spaces and world class sporting facilities of the 560-acre Queen Olympic Park start just a ten minute walk or three minute cycle from your door.
- It's just four minutes to Leyton tube on the Central Line, with fast direct journeys to Stratford (2 minutes), the City (12 minutes), and the West End (22 minutes).



A WORD FROM THE EXPERT...

"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with the dog one minute, picnicking in Coronation Gardens the next, or heading to the Olympic Park for something completely different. It's a place that gives you room to breathe without ever feeling sleepy. The homes here have real soul; Victorian terraces with bay windows, Edwardian conversions full of character, and just enough quirks to make each one unique. Add the quick Central Line dash into town, schools you can count on, and a community that still says hello on the street, and it's hard not to feel anchored here. Leyton isn't trying to be perfect, it's real, evolving, and exactly where I want to be".

JOSEPH EARNSHAW
E10 BRANCH MANAGER

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