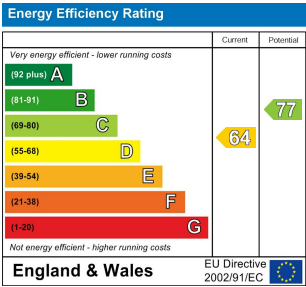
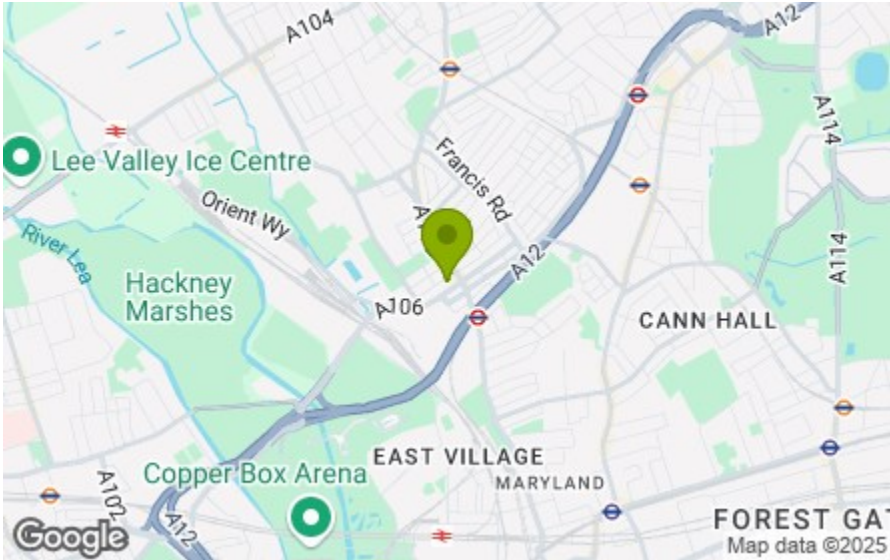


Living Area  
10'5" x 25'3"

Bathroom

Total Area: 24.7 m² ... 266 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## ADELAIDE ROAD, LEYTON

£1,150 Per Calendar Month

0 Bed Studio



### Features:

- Studio Flat
- Lower Ground Floor
- Secure Entrance
- Iconic Building
- Open Plan
- Communal Garden
- Communal Laundry Room for additional £20PCM
- 12 Month Tenancy +
- Holding Deposit: equivalent to one week's rent capped at £400
- No Parking Available

An utterly unique, impeccably presented studio apartment on the lower ground floor of this iconic Leyton landmark, this covetable gem is packed with original features. Communal spaces include a laundry room and enclosed courtyard garden.

Formerly Leyton Town Hall, you're living in history here, the timeless result of a design competition held in 1894, entered by more than thirty architects. Your prize is this handsome red-brick and Portland stone beauty, four minutes from Leyton tube.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

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#### IF YOU LIVED HERE...

You'll be impressed daily by your grand, imposing entrance. Your studio is a generous 250 square feet and comes with every convenience and comfort. Light-filled due to natural rays flooding in from original sash windows, grey carpets give an elevated aesthetic to this airy and serene space. High ceilings evoke this fine property's Victorian heritage. Your kitchen is smart and practical, in classic white with a built-in oven/microwave and all mod cons.

There's even space for a good-sized dining table. A large double bed fits comfortably and the room could be cleverly zoned to provide a separate seating area with a sofa and TV to signal it's time to put your work day behind you. Your splendid, white tiled shower room, paired with a crisp white suite, matching pristine basin and WC.

Leyton itself is a thriving, much-loved locale with great transport links and enviable proximity to a wealth of local amenities and high end wining and dining options. Leyton High Road is minutes away, and Francis Road is just nine

minutes on foot for charming eateries such as Yardam, where delicious organic wines are paired with freshly baked bread, locally sourced charcuterie, cheese and pastries.1Plus Queen Elizabeth Olympic Park is a short stroll away, for leafy R'en' R in nature.

#### WHAT ELSE?

- You're a short hop from Leyton underground station for the Central Line, which speeds you to Liverpool Street in fourteen minutes. And you're well-placed for the new convenience of Crossrail, with Maryland Station just twenty-six minutes on foot.
- Your new building benefits from a secure phone entry system, for peace of mind.
- Hands down, your new local has to be The Technical itself, a majestic, beloved pride of the borough. Said to be 'The Grandest Pub in Leyton', 'pub' does not do justice to this ornate and striking setting, where the finest craft ales from East London's microbreweries wait to be sampled.



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

"Leyton is a vibrant area that has been expanding in popularity over the years. The high road has a wealth of shops for all cultures as well as restaurants and bars such as Figo for al fresco dining and The Leyton Technical for a well-deserved drink after work. In terms of transport you're spoilt for choice, with Leyton Underground taking you to Oxford Circus in 20 minutes and Leyton Midland Overground travelling across North London to various spots in addition to a solid network of buses taking you to Hackney and beyond. As a resident of Leyton, I would personally recommend Patchworks on Church Road with its eclectic mix of events such as The East Village Vintage Market and Good Vibes Tribe parties."

JON VASSALLO  
E10 ASSISTANT LETTINGS MANAGER

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