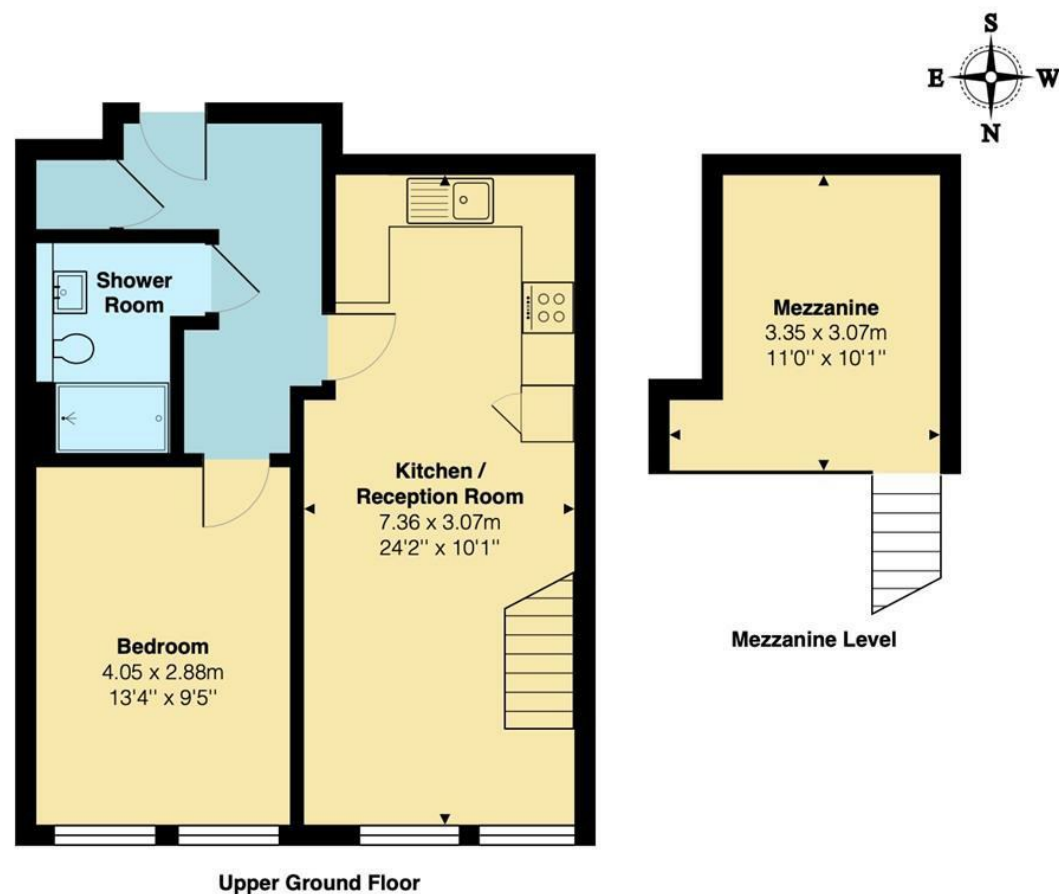
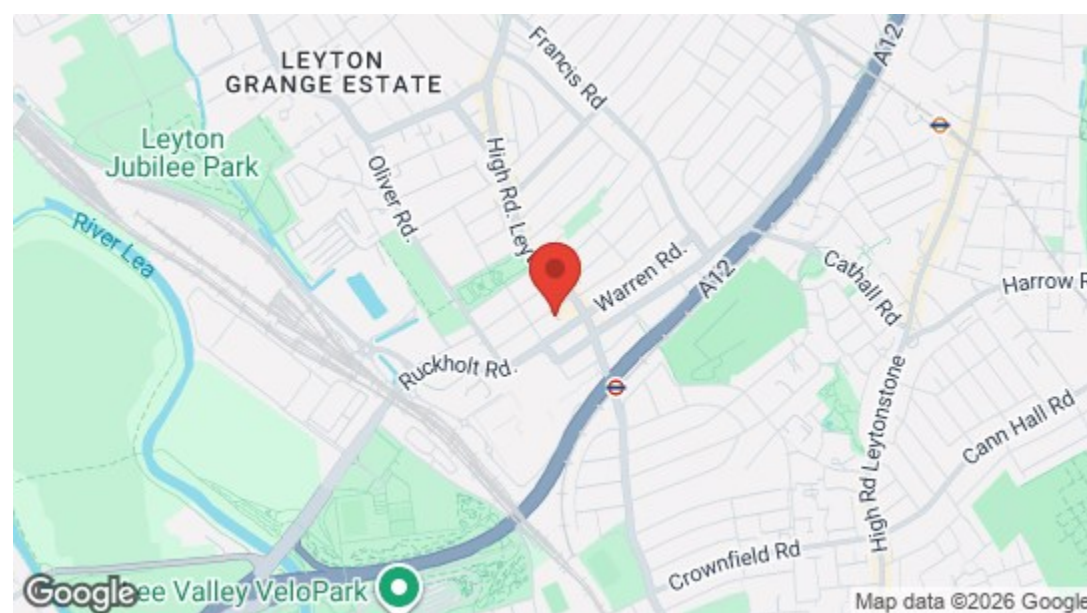




Total Area: 46.5 m² ... 500 ft² (excluding mezzanine)
All measurements are approximate and for display purposes only.



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

THE STOW BROTHERS

EST 2014

SALES/LETTINGS/NEW HOMES/MANAGEMENT



Adelaide Road, Leyton
£1,750 Per Calendar Month
1 bed, Flat



➔ E17 Office
236 Hoe Street
E17 3AY
0203 397 9797
hello17@stowbrothers.com

➔ E11 Office
117a High Street
E11 2RL
0203 397 2222
hello11@stowbrothers.com

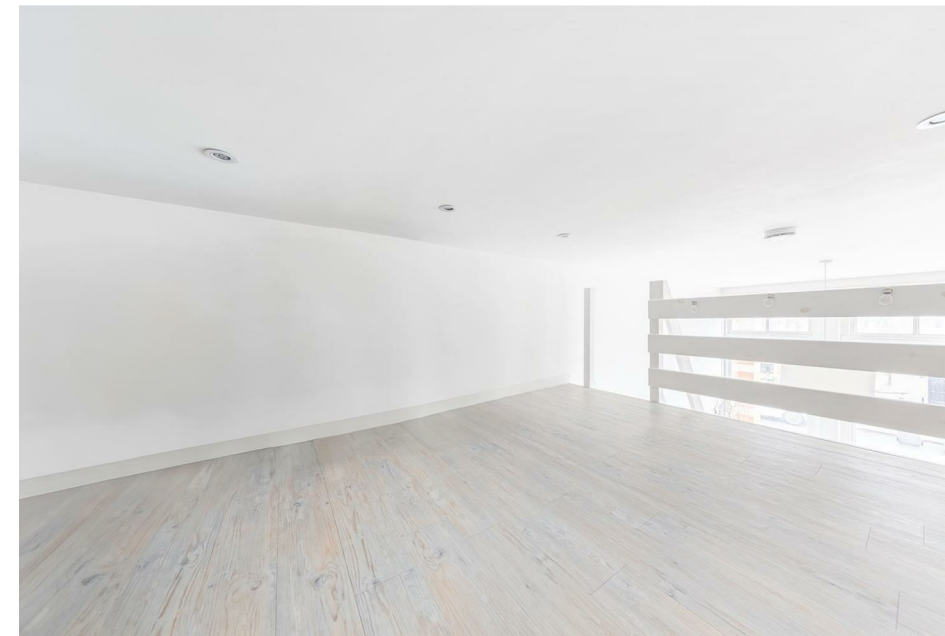
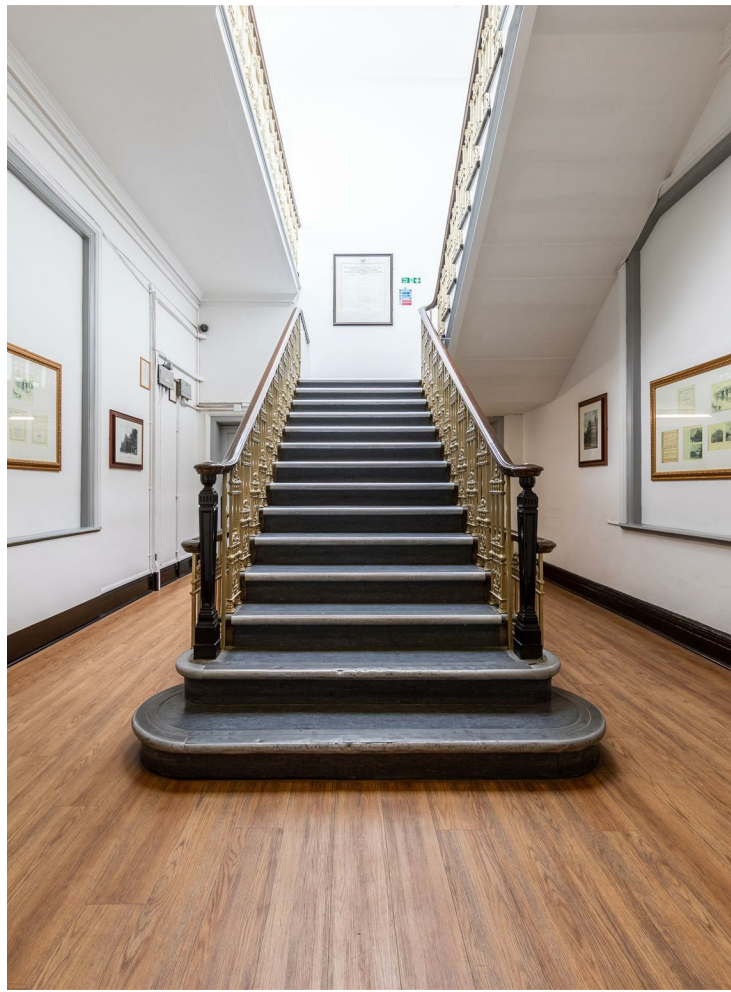
➔ E4 Office
1 Bank Buildings,
The Avenue, E4 9LE
0203 369 6444
hello4@stowbrothers.com

stowbrothers.com
f i t @stowbrothers



Features

- One Bedroom Flat
- Victorian Grade 2 Listed Building
- Close To Leyton Tube Station
- Mezzanine
- High Ceilings
- Open Plan Kitchen
- Upper Ground Floor
- Communal Courtyard
- Holding Deposit: equivalent to one week's rent capped at £400
- No Parking Available



WHAT ELSE?

- Your new local will be The Leyton Engineer. Located next door in the Grade II listed former Town Hall, this magnificent venue offers live music events, DJ nights and hearty Sunday roasts.
- Boutique shops, an independent record store and speciality coffee can all be found along nearby Francis Road, only a five minute walk from your front door.
- Well worth the fifteen minute stroll for a special dining experience, Bamboo Mat serves innovative Japanese and Peruvian fusion plates from the insides of their stylish contemporary restaurant.





➡ IF YOU LIVED HERE...

The impressive facade of your apartment building leads into a stately communal entrance hall, with an ornate central staircase and polished wooden floors. Inside your upper ground floor apartment, three main living areas lead off from your entrance hall. First on the left is your expansive, open plan kitchen, dining and reception room, where the whole 240 square foot space is filled with natural light from two large, bright sash windows at the far end. Pale engineered hardwood lines the floor and your stylish kitchen area is all decked out in glossy white splashbacks, high sheen cabinets and sleek integrated appliances.

There's an extra 110 square feet of space on the overhead mezzanine, making the perfect area for home working or extra dedicated sleeping space. Next door, your 120 square foot bedroom has another twin set of luminous sash windows and that same immaculate hardwood continues underfoot. The final jewel in the crown is a beautiful, spacious, contemporary shower room with floor to ceiling, earthy, oversized wall tiles, a modern white suite, concealed cistern, chrome fixtures and fittings, and stroll in shower.

Opportunities for fine dining are right on your doorstep, with FIGO serving authentic Italian cuisine just around the corner on the High Road. Further along you'll find The Coach and Horses, a traditional relaxed gastropub with a sheltered beer garden and tasty gourmet burgers. Getting out into nature is easy too, with Lee Valley Park, Queen Elizabeth Olympic Park and Hackney Marshes all less than a mile away. This trio of lush, open, green spaces offer a huge selection of indoor and outdoor sports facilities and plenty of scenic footpaths and cycle routes to explore.

