

Ground Floor

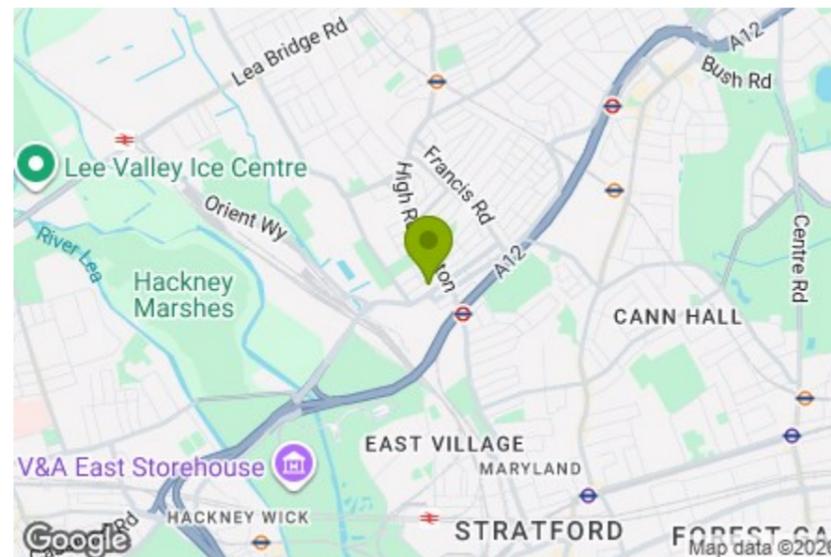
Total Area: 43.3 m<sup>2</sup> ... 466 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Kitchen / Reception Room  
18'11" x 11'8"

Bedroom  
11'9" x 11'5"

Bathroom  
7'1" x 6'6"



| 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                             |   | 72                      | 80        |
|   |   | EU Directive 2002/91/EC |           |



## ADELAIDE ROAD, LEYTON

Asking Price £400,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Apartment
- Open Plan Kitchen Diner
- Bathroom with Shower Above Bath
- Large Windows
- Modern Kitchen Units
- Set Within a Historic Building
- Moments to Leyton Station
- Close to the Olympic Park

Set within a striking Grade II-listed Victorian building in the sought-after E10 postcode, this one-bedroom apartment spans an impressive 466 square feet within a stunning historic local landmark. Inside, you'll find an open-plan kitchen/reception space and immaculate finishes throughout. Large windows flood the interiors with natural light, and a secure entrance adds peace of mind. Right in the heart of Leyton, you're moments from the High Road's everyday convenience and just a short stroll from the independent shops and cafés of pedestrianised Francis Road. Leyton Underground (Central Line) is only four minutes on foot, making the commute or trip into town refreshingly easy.

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#### IF YOU LIVED HERE...

This landmark Grade II-listed Victorian building has a rich past. Completed in 1896 in an ornate Italianate style, it served as a civic institution for over a century before being sympathetically converted into 32 distinctive apartments in 2011.

Even before you step inside, the building commands attention with its striking brick façade and imposing proportions. Inside, the sense of grandeur continues with original Victorian detailing: polished wood handrails, intricate iron spindles, and a sweeping staircase all speak to its heritage and craftsmanship.

Inside the apartment, you're welcomed via a central hallway, offering a storage area on your right, the perfect place to stash coats and shoes and a handy recess to throw your keys as soon as you walk through the door. From here, the space opens into a stunning open-plan kitchen/reception room. Natural light pours in through tall windows, creating a sense of volume and calm. The kitchen runs neatly along the back, featuring grey cabinets, granite worktops, and integrated appliances. A tiled floor provides a natural boundary before the rest of the room gives way to the reception and dining area across polished wood flooring. There's more than enough space for both dining and lounging, making it as practical and sociable as it is impressive.

The double bedroom is light and airy, thanks to twin sash windows and with plush fitted carpet greeting your feet as you step out of bed, it makes mornings just that little bit less of a shock. A fitted wardrobe already in place provides convenient storage just ready for you to move in.

Your bathroom is a classic and streamlined space, ship-lap wooden panelling lining the walls and broad white tiling around the over-bath shower combination, all topped off with travertine tiled flooring.

#### WHAT ELSE?

Leyton tube, just four minutes away on foot, is on the Central Line, with fast direct journeys to Stratford (2 mins), the City (12 mins), and the West End (22 mins). The popular Leyton Mills Retail Park is also just around the corner, which has an abundance of supermarkets and stores.

Westfield Stratford City puts everything you need under one roof—with all your favourite brands, a huge choice of places to eat and drink, and a 20-screen cinema that caters to even the most discerning film fans.

Just a short distance away, the Queen Elizabeth Olympic Park offers the perfect escape for runners, walkers, and cyclists who want a dose of nature without leaving the city. Also nearby is East Bank—a groundbreaking new cultural quarter that brings together world-class institutions, including Sadler's Wells, the BBC, the V&A, and leading universities.



#### 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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