



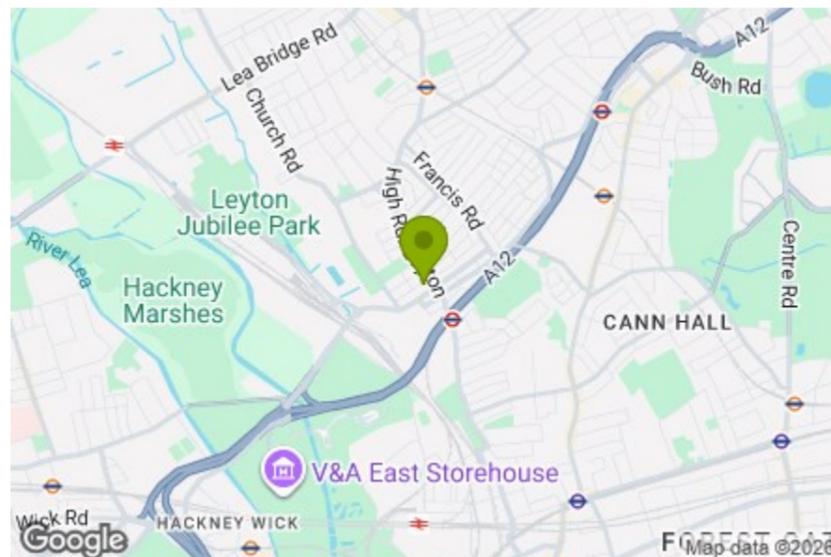
Kitchen / Reception Room  
24'1" x 10'0"

Mezzanine  
10'11" x 10'0"

Shower Room

Bedroom  
13'3" x 9'5"

Total Area: 46.5 m<sup>2</sup> ... 500 ft<sup>2</sup> (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	67
(21-38) F	
(1-20) G	80
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



## ADELAIDE ROAD, LEYTON

Price £425,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Flat
- Victorian Grade 2 Listed Building
- Close To Leyton Tube Station
- Mezzanine
- Long Lease
- Chain Free

A beautifully presented, one bedroom, upper ground floor apartment with a vast, open plan living area, opened up further by a spacious mezzanine. Set within the historical Technical Institute building and just moments from High Road Leyton.

From nearby Leyton station, only five minutes away on foot, the Central line provides swift direct connections to Liverpool Street and Oxford Circus. Your daily door to door commute could take less than twenty minutes.

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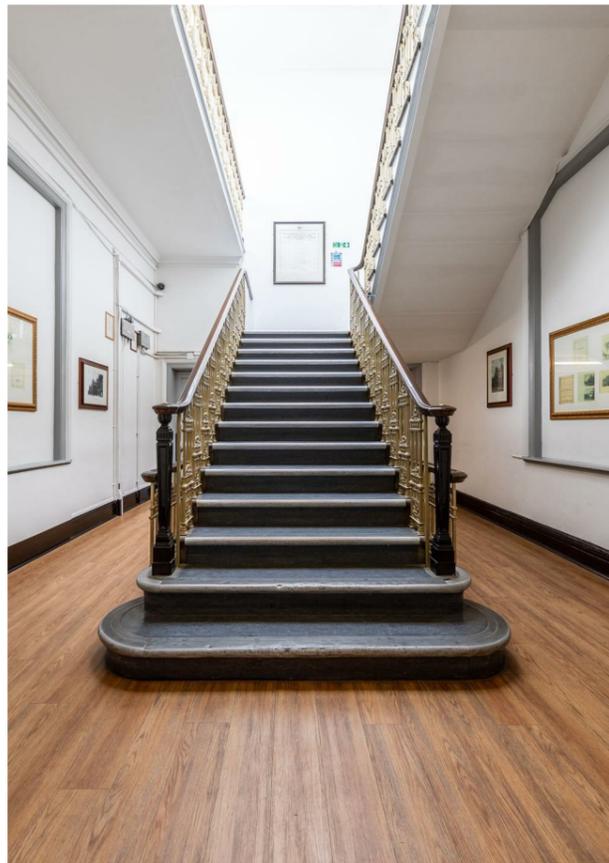
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**IF YOU LIVED HERE...**

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.

**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.



**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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