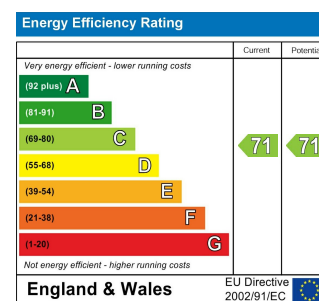
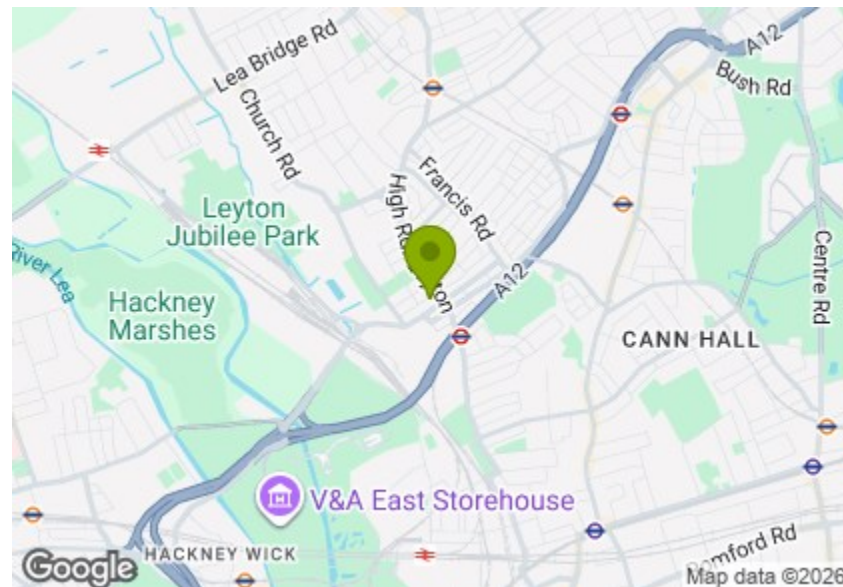


Total Area: 94.6 m² ... 1018 ft²

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

Price £625,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- Victorian Grade 2 Listed Building
- Mezzanine Floor
- Close to Leyton Tube Station
- Chain Free
- Long Lease
- Well Presented

A sublimely appointed, two bedroom, two bathroom apartment, split level with a striking mezzanine floor overlooking the dual aspect lounge. It's all arranged across two floors of the landmark Technical Institute, just moments from Leyton tube.

The communal areas of this Grade II listed building are just as striking as the apartment itself, with a gloriously bright atrium and impressive art deco architecture.

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IF YOU LIVED HERE...

The undeniable highlight of your new home is the 260 square foot, open plan kitchen and lounge. With double height ceiling where it's overlooked by your mezzanine, this is an incredible space. Engineered blonde hardwood flows underfoot and the kitchen's decked out in pristine white cabinetry, with dark glossy countertops and integrated appliances.

Elsewhere, your family bathroom's an elegant boutique affair, with oversized smoky grey tilework and a shower over the tub. Bedroom one, a 130 square foot double with twin windows, completes the first storey. Upstairs, and your mezzanine sits below grand curved ceilings, with glazed balustrades overlooking the lounge area. Currently in use as a home working space, this is also ideal for your principal bedroom, with an en suite sat to the rear.

Outside and, as noted, it's just five minutes on foot to Leyton tube station. From here the Central line will get you to Liverpool Street in just eleven minutes, for a door to door City commute of under twenty. The West End is just twenty minutes direct. Staying local, Leyton High Road offers a variety of wining and dining spots,

including the Leyton Engineer, a delightful gastropub just steps away.

WHAT ELSE?

- The property is presented chain free and with a reassuringly long lease, for minimal hassle and maximum peace of mind.
- If you're looking for nature then the landscaped greenery of Coronation Gardens is just three minutes on foot, or you can really stretch your legs at the wide open greenery of the Olympic Park, twenty minutes away on foot.
- There's plenty of extra integrated storage just off the hallway and up on the mezzanine level, always a welcome bonus in London apartment living.



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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Kitchen / Lounge / Diner

12'5" x 22'6"

Ensuite

5'6" x 6'9"

Bathroom

8'2" x 5'6"

Storage

Bedroom

13'1" x 10'5"

Bedroom

24'11" x 11'6"



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