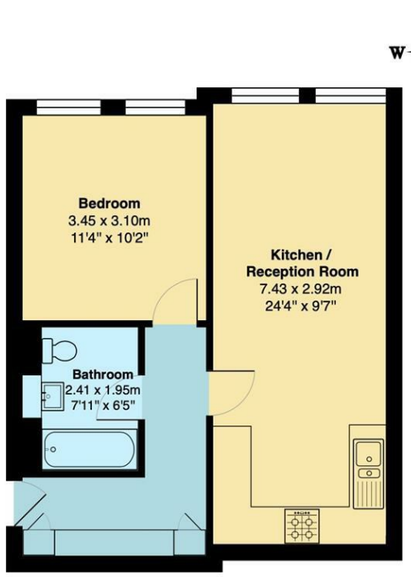


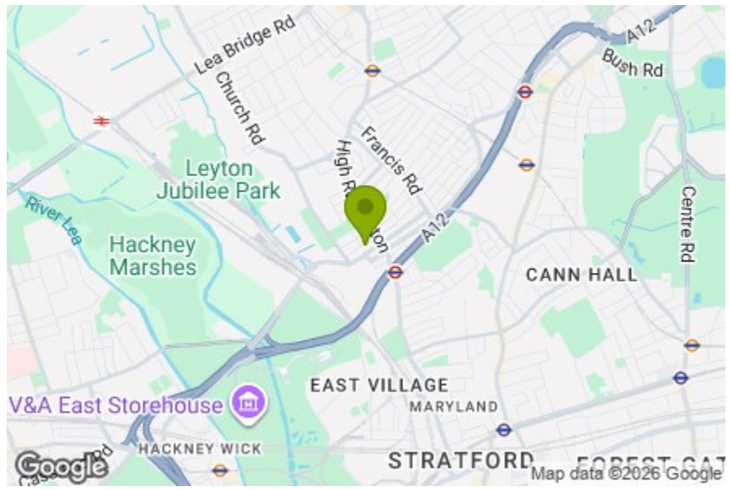
Total Area: 45.5 m² ... 490 ft²

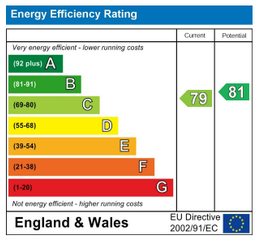
All measurements are approximate and for display purposes only

Kitchen/ Reception Room
24'4" x 9'6"

Bedroom
11'3" x 10'2"

Bathroom
7'10" x 6'4"





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ADELAIDE ROAD, LEYTON

Asking Price £425,000 Leasehold

1 Bed Flat

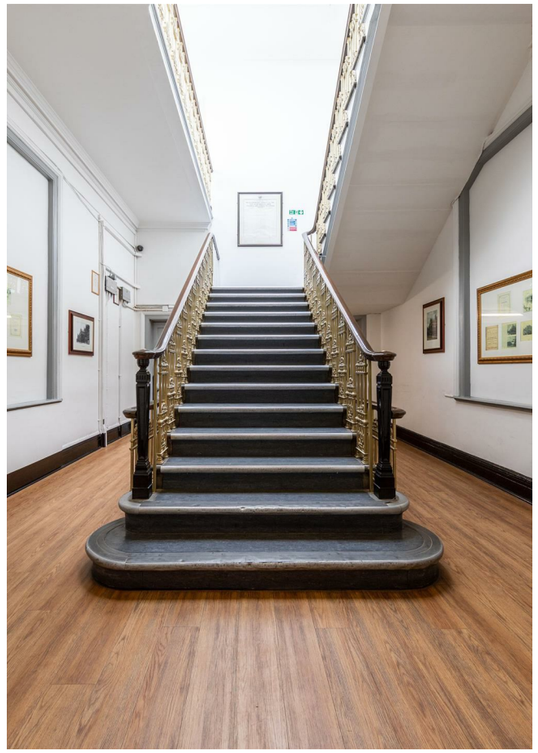
Features:

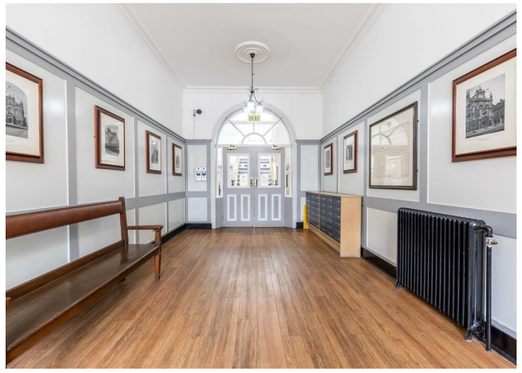
- One Bedroom Apartment
- Open Plan Kitchen Diner
- Large Windows
- Bathroom with Shower Above Bath
- Modern Kitchen Units
- Set Within a Historic Building
- Moments to Leyton Station
- Close to the Olympic Park

Set on the ground floor of a stunning Victorian Grade 2 Listed building in the ever-popular E10 postcode, this unique one-bedroom apartment comes in at almost 500 square feet. The finish is immaculate and there's plenty of natural light throughout, while the secure entrance is yet another highlight.

As for the location, it sits in the heart of Leyton, moments from the convenience of the High Road, with the eclectic Francis Road just a short stretch further. Leyton tube station is a mere four minutes away.

REQUEST A VIEWING
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IF YOU LIVED HERE...

If you already know Leyton, you can't have missed the iconic Technical Institute development, where the grand display of Victorian architectural has ensured Grade 2 listed status. Even with this knowledge, you'll still be wowed by your building every time you approach it, from the striking exterior to the generous proportions of the communal areas, where the pristine decor balances beautifully with features such as the school-style radiators.

Step into your own hallway, where you'll find handy built-in storage and access to the bathroom, bedroom and the open-plan reception/kitchen. This main living space is flooded with natural light from two large sash windows, illuminating the smart decor and period touches, including striking radiators and an elegant ceiling rose. The pristine kitchen area sits neatly at the rear, fitted with shaker-style units, rustic tiling, timber worktops and integrated appliances.

The bedroom is equally immaculate, with calming neutral decor and another pair of sash windows that brighten the space. Completing the layout, the contemporary bathroom is spotless, with sparkling vintage-style fittings and an over-bath shower.

For such an urban environment, you've also got some excellent greenery nearby; Coronation Gardens, Hackney Marshes and the Olympic Park are all reachable on foot.

Head beyond the buzzing High Road, where you can stop off at Italian deli Figo, and you'll come across the part-pedestrianised Francis Road, which is now recognised across the capital as a hub thanks to its eclectic mix of eateries and stores, ranging from upmarket deli Yardarm to independent store Dreamhouse records. This is a good start but you'll have a great time uncovering your own favourite gems as this part of East London is thriving.

WHAT ELSE?

- This landmark Grade II listed Victorian building has a rich history. Completed in 1896, it was designed in an ornate Italianate style, and was in use as a civic building until its renovation in 2011, which included the creation of 32 apartments.
- Leyton tube, just four minutes away on foot, is on the Central Line, with fast direct journeys to Stratford (2 minutes), the City (12 m), and the West End (22 m).
- Head south (or hop on the bus if you're in a hurry) and you'll in find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.



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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