



Total Area: 83.1 m² ... 895 ft² (excluding void)
All measurements are approximate and for display purposes only.

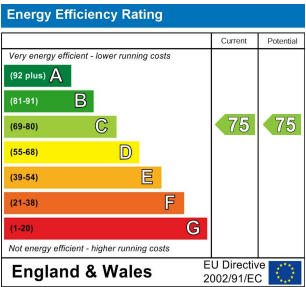
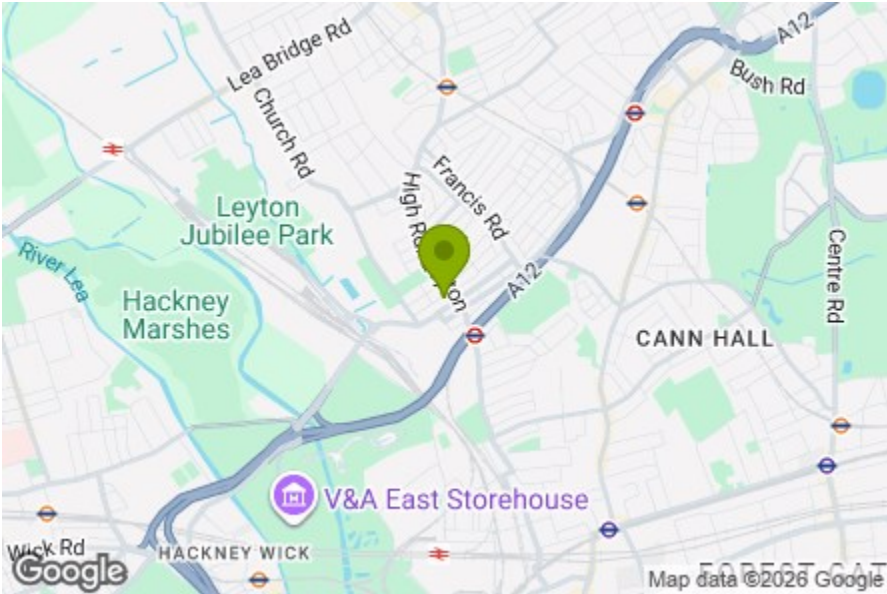
Kitchen / Reception
18'6" x 11'9"

Bedroom
11'3" x 9'5"

Bathroom
7'2" x 5'6"

Bedroom
21'10" x 21'6"

Bathroom
7'7" x 5'6"



ADELAIDE ROAD, LEYTON
£2,400 Per Calendar Month
2 Bed Apartment - Conversion



Features:

- Victorian Grade 2 Listed Building
- Well Presented
- Mezzanine Floor
- Two Bathrooms
- Short walking distance to Leyton Tube Station
- Over Two Floors
- Easy Access to Jubilee Park
- Communal Garden
- Holding Deposit: equivalent to one week's rent capped at £400
- No Parking Available

Set across two floors of a striking Grade II-listed Victorian building in the sought-after E10 postcode, this distinctive two-bedroom loft-style apartment spans an impressive 895 square feet. Inside, you'll find a vast open-plan kitchen and reception space, two bathrooms, 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—its striking brick façade and imposing proportions set the tone. 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 access to a storage area, a sleek bathroom—which also works well as a home office. From here, the space opens into a stunning double-height open-plan kitchen/reception room. Natural light pours in through tall windows and expansive glass skylights, creating a sense of volume and calm. The U-shaped kitchen sits neatly along one side, featuring shaker-style cabinets, timber worktops, and integrated appliances. There's more than enough space for both dining and lounging, making it as practical as it is impressive.

Upstairs on the mezzanine, the principal bedroom suite is a true retreat. Bordered by a glass balustrade that overlooks the living area, it still manages to feel connected yet

private. A largely glazed ceiling brings the sky into the room, while clever built-in storage keeps things streamlined. The second bathroom mirrors the first—contemporary and well-appointed, with an over-bath shower and stylish fittings.

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.



"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 and outdoor gym, perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES VALUER

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