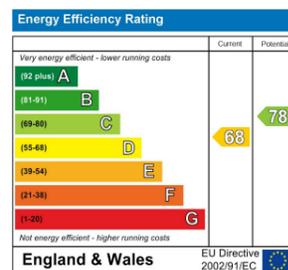
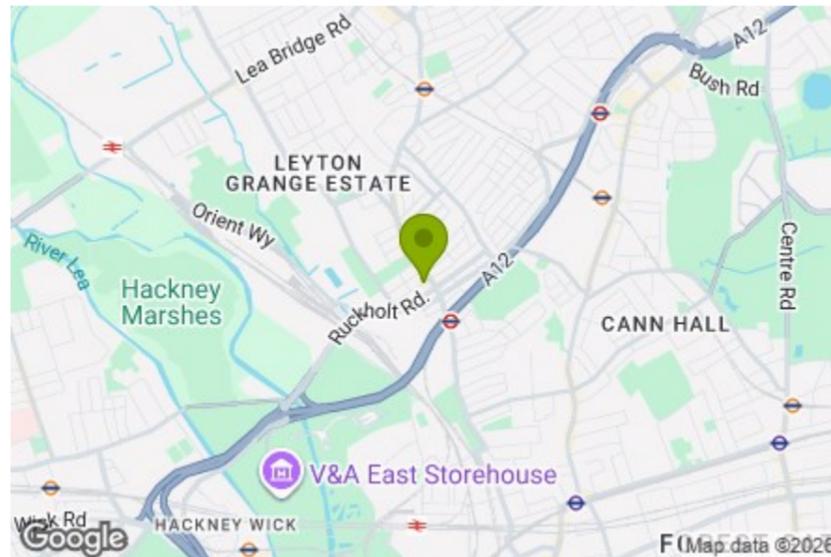


- Reception Room
15'11" x 12'6"
- Kitchen
10'7" x 7'5"
- Bedroom
11'1" x 9'1"
- Bathroom
7'1" x 6'6"
- Bedroom
11'1" x 9'4"
- Ensuite
- Bathroom
8'3" x 5'8"



ADELAIDE ROAD, LEYTON

Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

- Two Double Bedroom Apartment
- Large Reception
- Two Bathrooms (One En-suite)
- Large Windows
- Modern Kitchen Units
- Set Within a Historic Building
- Moments to Leyton Station
- Close to the Olympic Park

A thoughtfully arranged two double bedroom apartment set within the historic Technical Institute on Adelaide Road, right in the heart of Leyton.

This is a well-loved pocket of London, where grand architecture meets a lively high street and weekends naturally spill towards independent cafés, local parks and strong transport links into the city.

REQUEST A VIEWING
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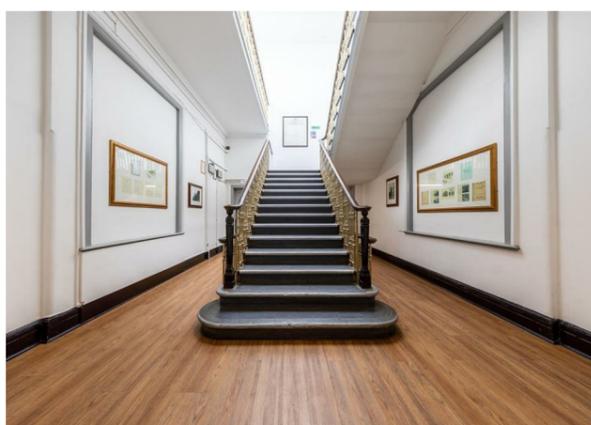
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IF YOU LIVED HERE...

You would arrive through an impressive communal entrance that speaks to the building's past, with original detailing and generous proportions setting the tone. Inside, the apartment unfolds from a central hallway into a large reception room, where tall windows draw in plenty of natural light and create a bright, easy sense of openness.

The modern kitchen is neatly arranged with clean lined units and ample worktop space, making it practical for everyday cooking while still feeling sociable. There is room here to dine comfortably as well as relax, with a natural flow that works well for both quiet evenings and hosting friends.

Both bedrooms are genuine doubles, calm and well proportioned. One bedroom benefits from its own ensuite, while a second bathroom sits just off the hallway, finished in a clean and contemporary style. Large windows feature throughout, reinforcing the light filled feel and generous ceiling heights that

come with a home set within a historic building.

WHAT ELSE?

Leyton Underground station is just a short walk away, offering quick Central line connections into Stratford, the City and the West End.

The Queen Elizabeth Olympic Park is close by for long walks, cycling routes and events at East Bank, including Sadler's Wells and the V&A East.

Just beyond the bustle of the High Road, Francis Road brings a slower pace with its independent wine bar, Yardarm, and? neighbourhood?favourite Dreamhouse Records.



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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