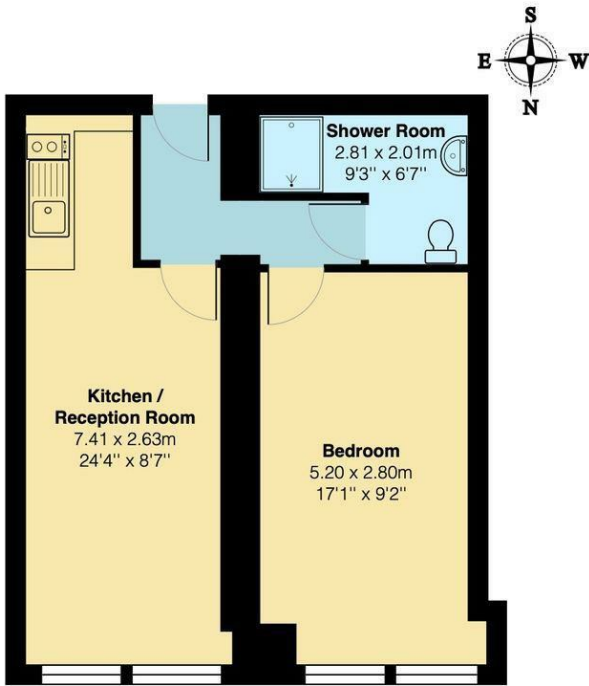




Lower Ground Floor

Total Area: 44.4 m² ... 478 ft²

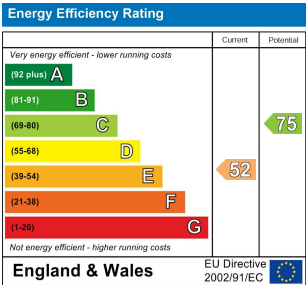
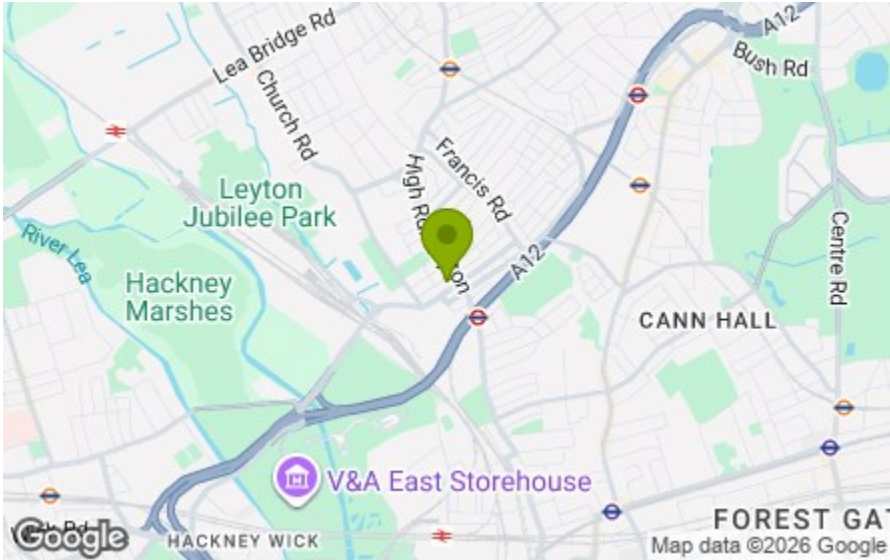
All measurements are approximate and for display purposes only

Kitchen / Reception Room
15'4" x 11'6"

Bedroom
15'7" x 7'4"

Shower Room
7'2" x 5'8"

Hallway



ADELAIDE ROAD, LEYTON

£1,400 Per Calendar Month
1 Bed Apartment



Features:

- Iconic Building
- One Bedroom
- Lower Ground Floor
- Secure Entrance
- High Ceilings
- Open Plan Kitchen
- Unfurnished
- Communal Courtyard
- No Parking Available
- Holding Deposit: equivalent to one week's rent capped at £400

An utterly unique, impeccably presented one bedroom apartment on the lower ground floor of this iconic Leyton landmark, this covetable gem is packed with original features. Communal spaces include a laundry room and enclosed courtyard garden.

Formerly Leyton Town Hall, you're living in history here, the timeless result of a design competition held in 1894, entered by more than thirty architects. Your prize is this handsome red-brick and Portland stone beauty, four minutes from Leyton tube.

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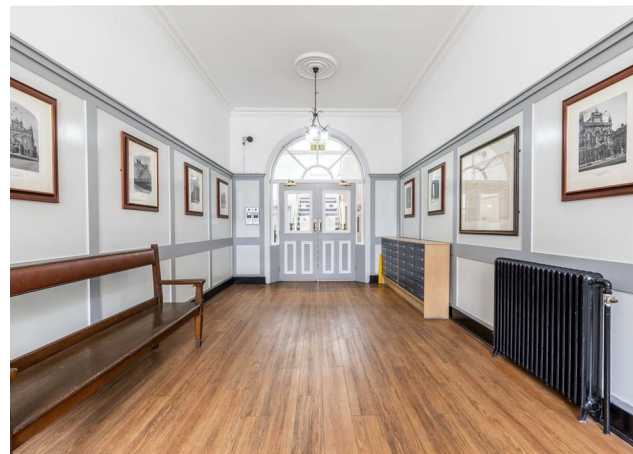
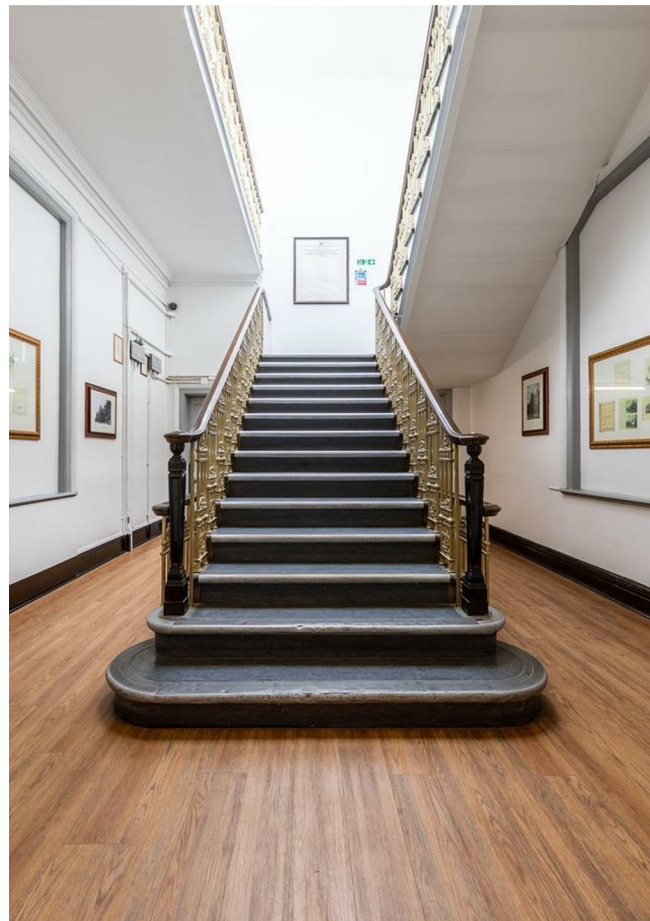
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IF YOU LIVED HERE...

You'll be impressed daily by your grand, imposing entrance. Your one bedroom apartment is a generous space and comes with every convenience and comfort. Light-filled due to natural rays flooding in from original sash windows, grey carpets give an elevated aesthetic to this airy and serene space. High ceilings evoke this fine property's Victorian heritage. Your kitchen is smart and practical, in classic white with a built-in oven/microwave and all mod cons.

There's even space for a good-sized dining table. The double bedroom neutral decor continues through here, ensuring each room flows onto the next. It can easily fit a large double

bed and free standing cupboards. Your splendid, white tiled shower room, paired with a crisp white suite, matching pristine basin and WC.

Leyton itself is a thriving, much-loved locale with great transport links and enviable proximity to a wealth of local amenities and high end wining and dining options. Leyton High Road is minutes away, and Francis Road is just nine minutes on foot for charming eateries such as Yadam, where delicious organic wines are paired with freshly baked bread, locally sourced charcuterie, cheese and pastries.†Plus Queen Elizabeth Olympic Park is a short stroll away, for leafy R ën' R in nature.



WHAT ELSE?

- You're a short hop from Leyton underground station for the Central Line, which speeds you to Liverpool Street in fourteen minutes. And you're well-placed for the new convenience of Crossrail, with Maryland Station just twenty-six minutes on foot.
- Your new building benefits from a secure phone entry system, for peace of mind.
- Hands down, your new local has to be The Technical itself, a majestic, beloved pride of the borough. Said to be 'The Grandest Pub in Leyton', 'pub' does not do justice to this ornate and striking setting, where the finest craft ales from East London's microbreweries wait to be sampled.

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