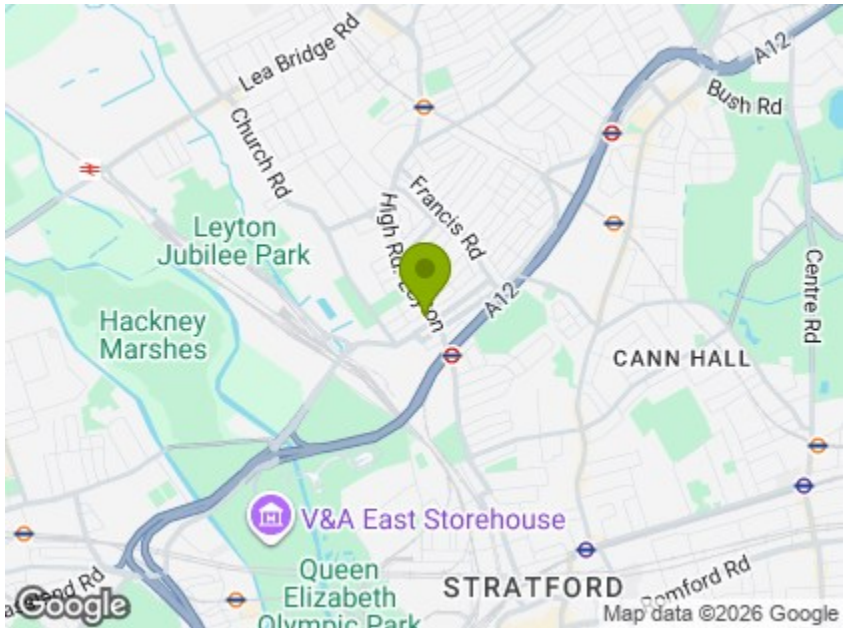


1A ADELAIDE ROAD, LEYTON

£2,600 Per Calendar Month

2 Bed Apartment



Features:

- Iconic Building
- Mezzanine Floor
- Two Bathrooms
- Very Spacious
- Over Two Floors
- Secure Entrance
- Communal Garden
- No Parking Available
- Holding Deposit: equivalent to one week's rent capped at £400

This stunning two bedroom loft-style apartment is truly vast, at over 1,000 square feet. Located on the first and second floors of the iconic Technical development, it's at the heart of thriving Leyton, with its numerous shops, bars and cafes just around the corner on the High Road, and the tube station just a five minute walk away.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

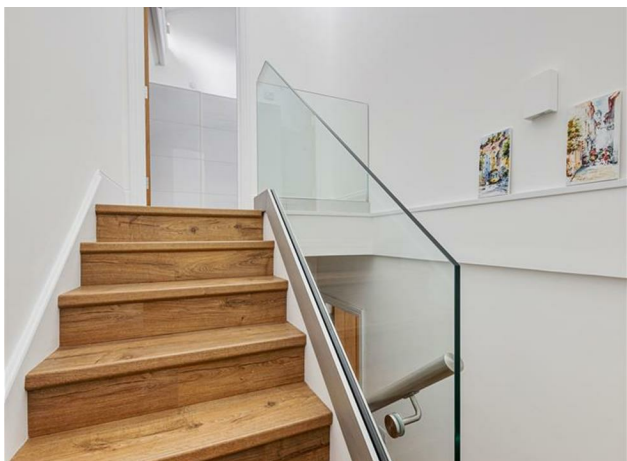
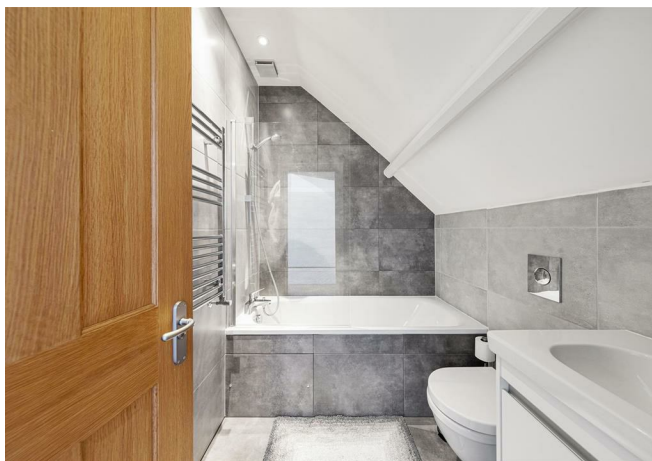
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0208 520 6220

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0203 397 2222



IF YOU LIVED HERE

You'd be impressed by the grandeur of your building every time you came home, from the striking exterior and entrance, to the generous proportions of your apartment, with its double height main living space. The apartment is spread over two floors, with a central hallway on the ground floor leading to the main open plan living room, second bathroom and guest bathroom, and the main bedroom suite on the mezzanine first floor.

The vast open plan main living space is a spectacular double-height room which measures 22'2" by 12'6" and is flooded with natural light from three large windows and glass skylights. The window are all north-facing, thus maximising light whilst minimising solar gain. There's plenty of space in the rest of the room for a dining table and sofas, making this the perfect space for relaxation or entertaining. The kitchen occupies with sleek white units and contrasting glossy black worktops and integrated appliances.

The main bedroom suite is located on the first floor, and the bedroom itself is

on a mezzanine, with one side bordered by a glass balustrade which overlooks the main living space. At 24'11" by 11'6" there's lots of space for a large, bed and full suite of bedroom furniture. The en suite bathroom and the guest bathroom below are both fully tiled, with modern suites including a bath with overhead shower, wall-hung WC, basin, and mirrored cabinet.

The apartment has the feel of an urban loft, and its carefully considered décor of whites, greys and natural wood which gives a coherence to the combination of original features such as the dramatic roof lights and newer sympathetic additions such as the school-style radiators and glass balustrades to the stair and mezzanine. The fantastic light levels and generous room sizes are a rare find, and more characteristic a more urban location.

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



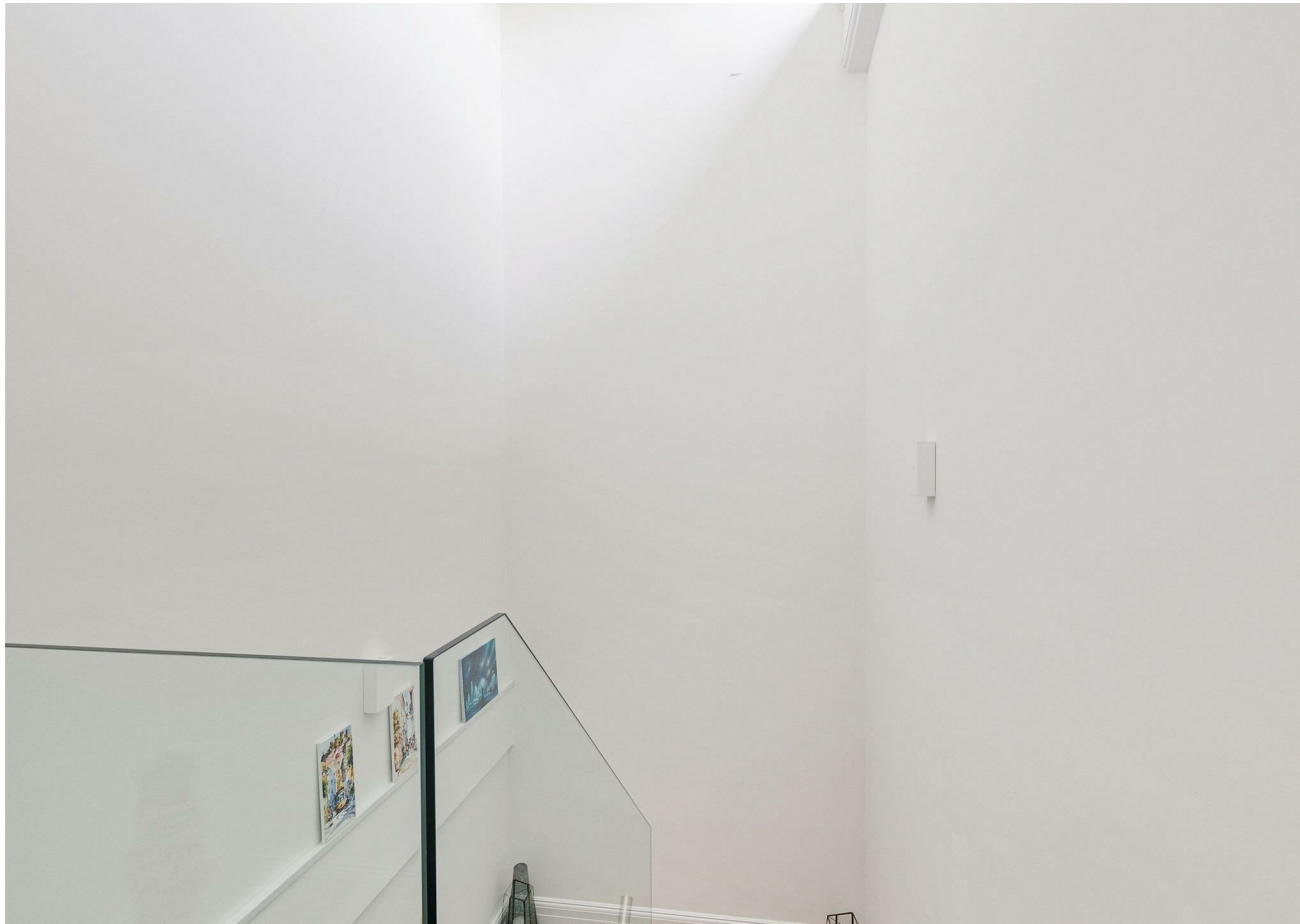
A WORD FROM THE EXPERT...

"Leyton is a vibrant area that has been expanding in popularity over the years. The high road has a wealth of shops for all cultures as well as restaurants and bars such as Figo for al fresco dining and The Leyton Technical for a well-deserved drink after work. In terms of transport you're spoilt for choice, with Leyton Underground taking you to Oxford Circus in 20 minutes and Leyton Midland Overground travelling across North London to various spots in addition to a solid network of buses taking you to Hackney and beyond. As a resident of Leyton, I would personally recommend Patchworks on Church Road with its eclectic mix of events such as The East Village Vintage Market and Good Vibes Tribe parties."

JON VASSALLO
E10 ASSISTANT LETTINGS MANAGER

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Kitchen / Reception Room

11'8" x 18'5"

7'5" x 5'10"

Bedroom

9'10" x 11'3"

Bathroom

7'1" x 7'2"

Bedroom/ Mezzanine

22'1" x 22'3"

Bathroom



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