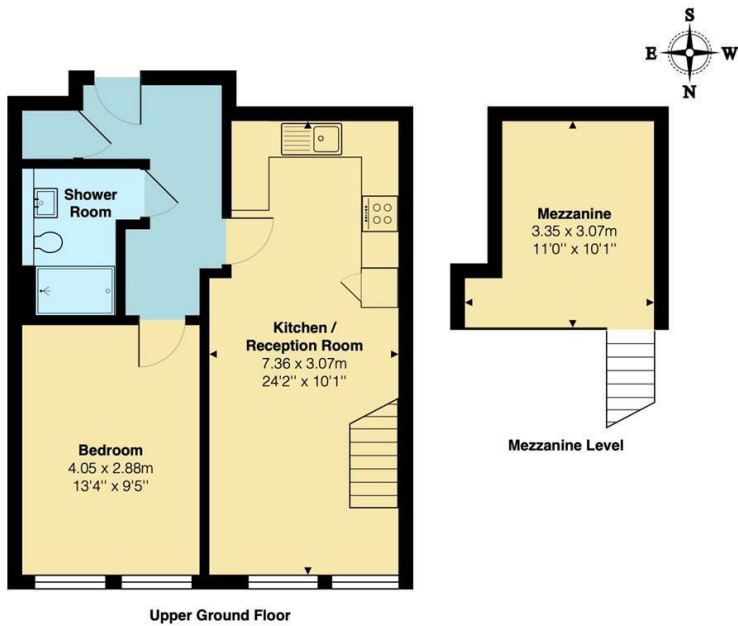




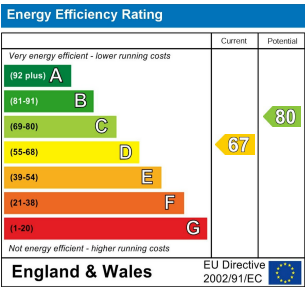
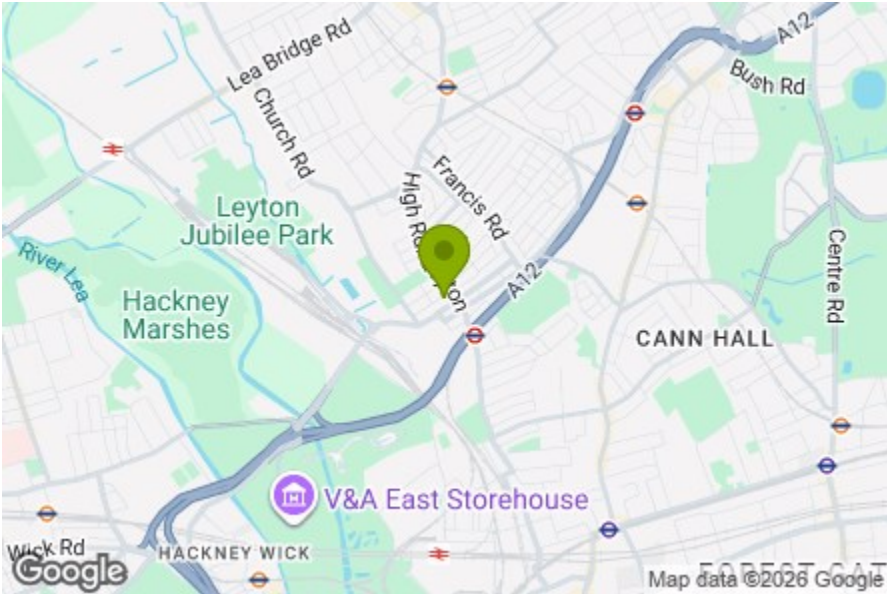
Kitchen / Reception Room
24'1" x 10'0"

Mezzanine
10'11" x 10'0"

Shower Room

Bedroom
13'3" x 9'5"

Total Area: 46.5 m² ... 500 ft² (excluding mezzanine)
All measurements are approximate and for display purposes only.



ADELAIDE ROAD, LEYTON

£1,750 Per Calendar Month
1 Bed Flat



Features:

- One Bedroom Flat
- Victorian Grade 2 Listed Building
- Close To Leyton Tube Station
- Mezzanine
- High Ceilings
- Open Plan Kitchen
- Upper Ground Floor
- Communal Courtyard
- Holding Deposit: equivalent to one week's rent capped at £400
- No Parking Available

A beautifully presented, one bedroom, upper ground floor apartment with a vast, open plan living area, opened up further by a spacious mezzanine. Set within the historical Technical Institute building and just moments from High Road Leyton.

From nearby Leyton station, only five minutes away on foot, the Central line provides swift direct connections to Liverpool Street and Oxford Circus. Your daily door to door commute could take less than twenty minutes.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

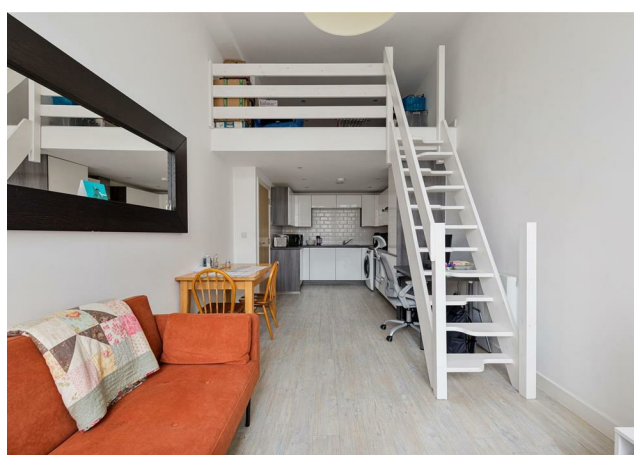
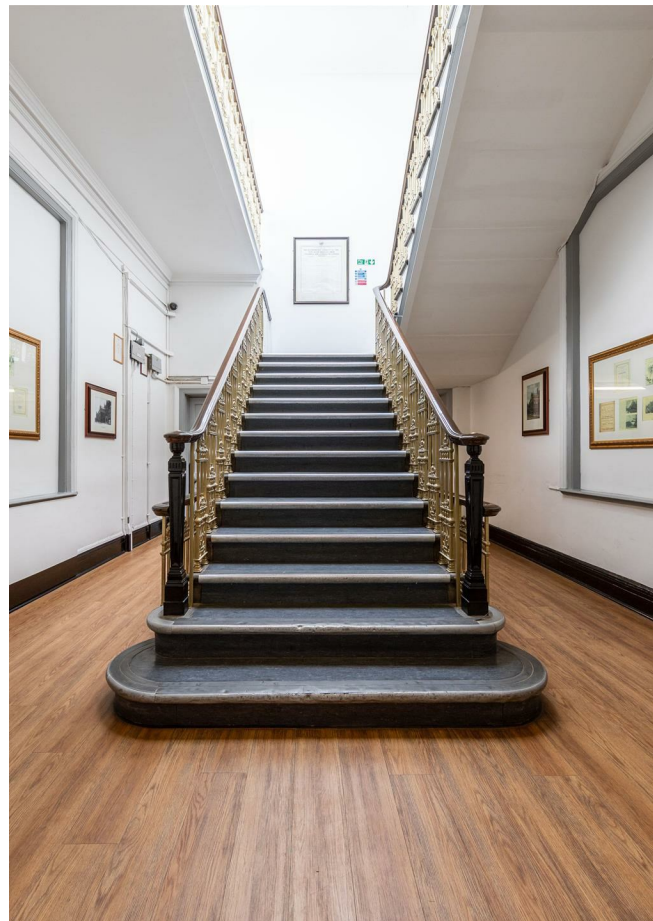
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hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

The impressive facade of your apartment building leads into a stately communal entrance hall, with an ornate central staircase and polished wooden floors. Inside your upper ground floor apartment, three main living areas lead off from your entrance hall. First on the left is your expansive, open plan kitchen, dining and reception room, where the whole 240 square foot space is filled with natural light from two large, bright sash windows at the far end. Pale engineered hardwood lines the floor and your stylish kitchen area is all decked out in glossy white splashbacks, high sheen cabinets and sleek integrated appliances.

There's an extra 110 square feet of space on the overhead mezzanine, making the perfect area for home working or extra dedicated sleeping space. Next door, your 120 square foot bedroom has another twin set of luminous sash windows and that same immaculate hardwood continues underfoot. The final jewel in the crown is a beautiful, spacious, contemporary shower room with floor to ceiling, earthy, oversized wall tiles, a modern white

suite, concealed cistern, chrome fixtures and fittings, and stroll in shower.

Opportunities for fine dining are right on your doorstep, with FIGO serving authentic Italian cuisine just around the corner on the High Road. Further along you'll find The Coach and Horses, a traditional relaxed gastropub with a sheltered beer garden and tasty gourmet burgers. Getting out into nature is easy too, with Lee Valley Park, Queen Elizabeth Olympic Park and Hackney Marshes all less than a mile away. This trio of lush, open, green spaces offer a huge selection of indoor and outdoor sports facilities and plenty of scenic footpaths and cycle routes to explore.



WHAT ELSE?

- Your new local will be The Leyton Engineer. Located next door in the Grade II listed former Town Hall, this magnificent venue offers live music events, DJ nights and hearty Sunday roasts.
- Boutique shops, an independent record store and speciality coffee can all be found along nearby Francis Road, only a five minute walk from your front door.
- Well worth the fifteen minute stroll for a special dining experience, Bamboo Mat serves innovative Japanese and Peruvian fusion plates from the insides of their stylish contemporary restaurant.

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