

Ground Floor

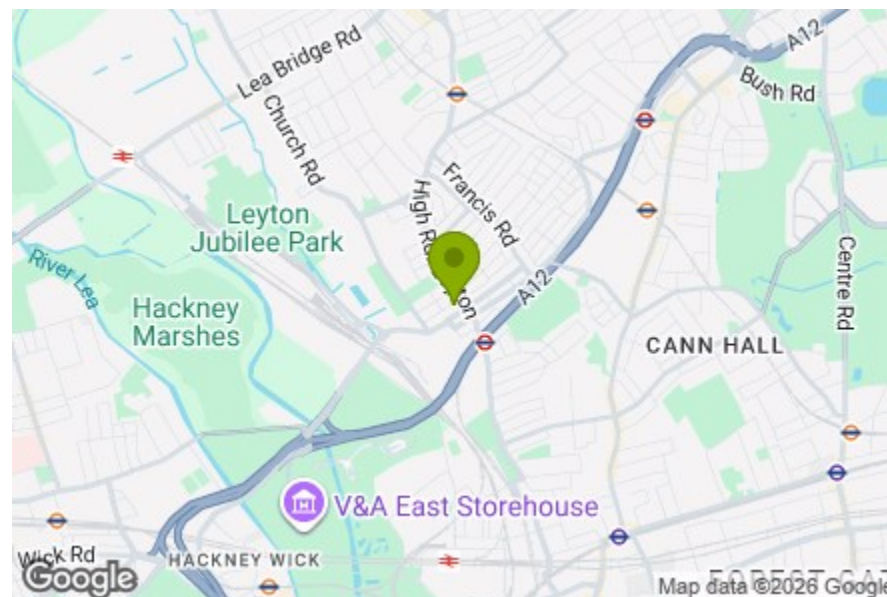
Total Area: 44.6 m² ... 480 ft²

All measurements are approximate and for display purposes only.

Kitchen / Reception Room
19'4" x 11'10"

Bathroom
8'1" x 7'3"

Bedroom
11'8" x 8'1"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	77
	EU Directive 2002/91/EC	



ADELAIDE ROAD, LEYTON

Asking Price £400,000 Leasehold
1 Bed Apartment - Conversion



Features:

- Bright One Bedroom Apartment
- Set Within a Grade II Listed Building
- High Ceilings Throughout
- Dual Aspect Windows
- Bathroom with Shower Above Bath
- Moments to Leyton Station
- Chain Free

Set on the ground floor of the iconic Technical Development, this beautifully presented one-bedroom apartment features immaculate interiors, period charm, and a bright dual-aspect living space.

Ideally located in the heart of Leyton, it's just moments from the High Road and a short walk to the vibrant Francis Road. Leyton Underground Station is only four minutes away, offering fast links into the City.

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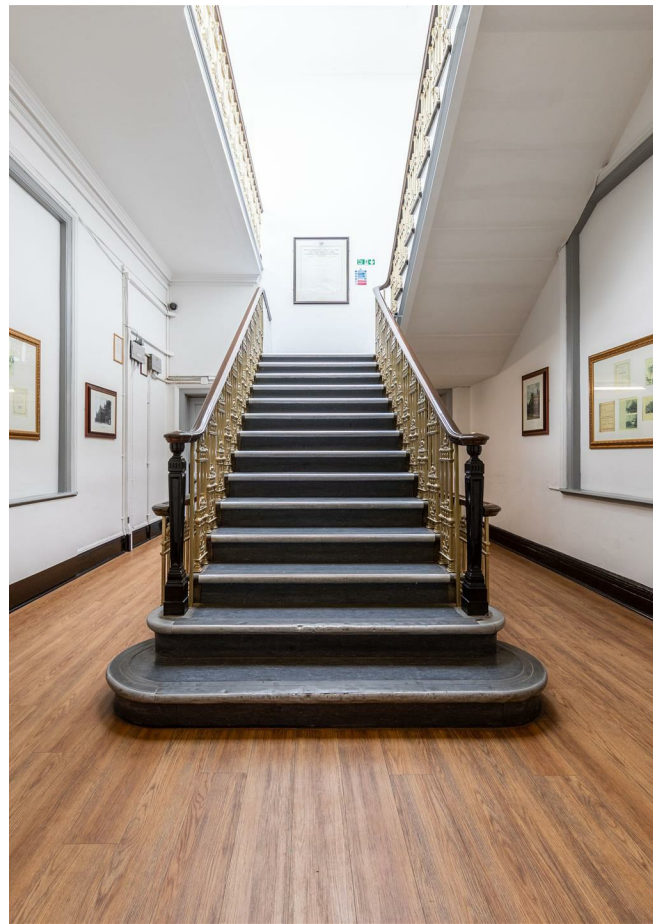
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IF YOU LIVED HERE...

Prepare to be wowed every time you approach this striking building – from its impressive exterior and entrance to the generous proportions inside. Pristine neutral décor pairs perfectly with period details, showing thoughtful design throughout.

Step through your hallway, where you'll find access to the bathroom, bedroom, and the light-filled living/kitchen area. In the latter, dual-aspect windows flood the space with natural light, highlighting sleek kitchen fittings and mood-setting pendant lighting. The bedroom continues the calm, neutral palette, while the contemporary bathroom features sparkling fixtures and an over-bath shower.

Though you're in the heart of an urban hub, green spaces like Coronation Gardens, Hackney Marshes, and the Olympic Park are all within walking distance. Just beyond the buzzing High Road (stop off at Italian deli Figo for an espresso), you'll find the

semi-pedestrianised Francis Road, home to independent gems like Yardarm and Dreamhouse Records. Of course, half the fun will be discovering your own local favourites in this thriving pocket of East London.

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 apartments.
- Leyton tube, just four minutes away on foot, is on the Central Line, with fast direct journeys to Stratford (2 minutes), the City (12 m), and the West End (22 m).
- Head south(or hop on the bus if you're in a hurry) and you'll find yourself in the iconic Olympic Park, and just beyond that, Westfield Stratford. Nearby there's also East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and V&A.



A WORD FROM THE EXPERT...

"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, outdoor gym and pirate-themed playground, is perfect for a relaxing Sunday walk?"

KENAN KRKIC
E10 SENIOR SALES ADVISOR

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