

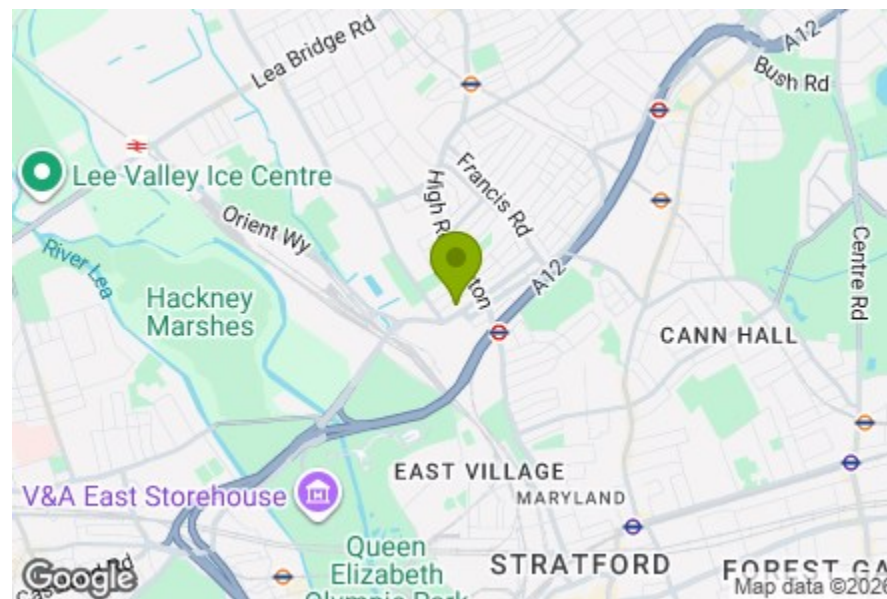
First Floor

Total Area: 34.9 m² ... 375 ft²

All measurements are approximate and for display purposes only

Studio Room
18'10" x 11'8"

Bathroom
8'0" x 7'6"



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		79	81
	EU Directive 2002/91/EC		



ADELAIDE ROAD, LEYTON

Offers In Excess Of £300,000 Leasehold
null Bed Studio



Features:

- One Bedroom Apartment
- Open Plan Kitchen Diner
- Bathroom with Shower Above Bath
- Large Windows
- Modern Kitchen Units
- Hall Storage
- Moments to Leyton Station
- Close to the Olympic Park
- Set Within a Historic Building

Set within a striking Grade II listed Victorian landmark, this thoughtfully arranged one bedroom apartment sits on Adelaide Road in the heart of Leyton. You are moments from the High Road for everyday essentials, a short walk from the independent cafés and shops of Francis Road, and within easy reach of Leyton Underground station for swift Central Line connections. The wide open spaces of the Olympic Park are also close by, offering a welcome balance of city life and fresh air.

REQUEST A VIEWING
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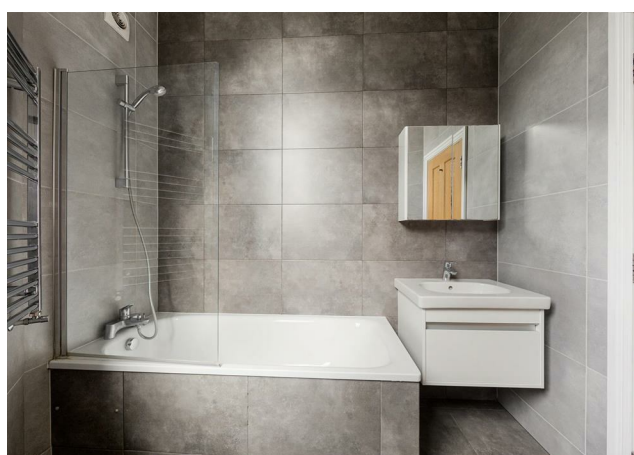
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IF YOU LIVED HERE...

You would arrive through the building's impressive communal entrance, where original Victorian detailing sets the tone straight away. Inside the apartment, a central hallway provides a comfortable sense of arrival, with useful built in storage for coats, shoes and the bits you want tucked neatly away.

The space then opens into a bright open plan studio, where large windows draw in plenty of natural light and highlight the room's generous height. Modern kitchen units run along one wall with clean lines and integrated appliances, leaving space for a double bed and additional storage, making it a comfortable place to settle in. Soft light filters in through tall sash windows, while the bathroom is smart and unfussy, finished with a shower over the bath and clean, simple fittings. The overall layout feels practical and well considered, making everyday living easy.

WHAT ELSE?

Leyton station is just a few minutes away on foot, putting Stratford, the City and the West End within quick and direct reach.

Leyton Mills Retail Park is nearby for supermarkets and practical shopping, while Westfield Stratford City offers everything from restaurants to cinema trips under one roof.

For quieter moments, Queen Elizabeth Olympic Park provides miles of walking and cycling routes, alongside open lawns and waterways.

All of this sits alongside the character and presence of a landmark building that has been part of the local story since 1896, thoughtfully converted into distinctive homes in 2011.



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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