

First Floor

Total Area: 51.9 m<sup>2</sup> ... 558 ft<sup>2</sup>

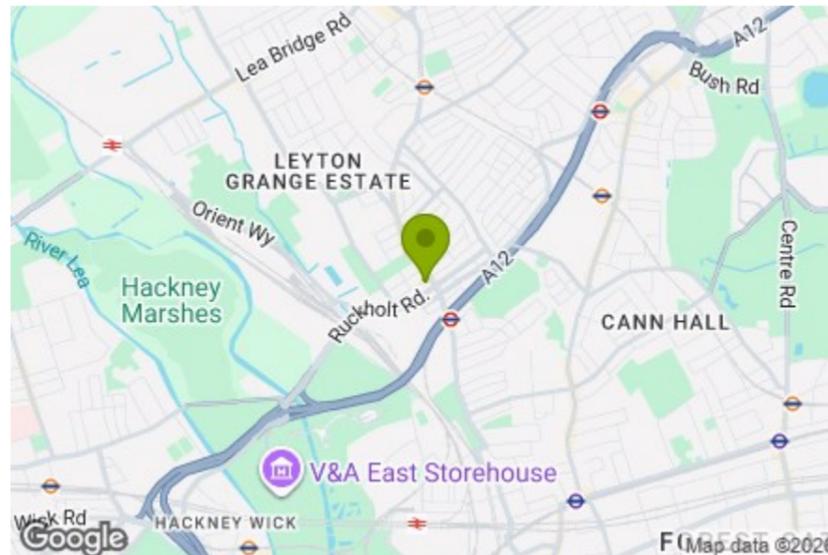
All measurements are approximate and for display purposes only

Reception Room  
12'4" x 14'7"

Kitchen  
7'4" x 14'11"

Bedroom  
11'11" x 13'4"

Bathroom  
7'1" x 5'5"



| 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 |           |



## 1A ADELAIDE ROAD, LEYTON

£425,000 Leasehold  
1 Bed Flat



### Features:

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

If you're looking for a unique property full of charm and heritage, you'll find it here in one of Leyton's most distinctive landmark buildings. Set on the ground floor of a striking Grade II listed Victorian building, this one-bedroom apartment spans just under 500 square feet. Finished to an immaculate standard and filled with natural light throughout, it's a welcoming, well-balanced space with plenty of character and the freedom to make it your own. Perfectly positioned, you're close to the convenience of the High Road, with the pedestrianised calm of Francis Road a short stroll away. Leyton tube station is just a four-minute walk, keeping the rest of London comfortably within reach.

REQUEST A VIEWING  
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**IF YOU LIVED HERE...**

This landmark Grade II-listed Victorian building has a rich past. Completed in 1896 in an ornate Italianate style, it served as a civic institution for more than a century before being converted into 32 individual apartments in 2011.

Even from the outside, the building makes an impression, with its bold brick façade and confident proportions. Inside, that sense of stature continues. Original details have been carefully preserved from the polished wooden handrails, finely worked iron spindles and a sweeping staircase all reflect the building's craft and history.

A secure entry system adds peace of mind, before you step into your own private hallway with access to the bathroom, bedroom and open-plan reception and kitchen off it. Warm wooden flooring runs from room to room, paired with crisp white walls for a clean, cohesive feel throughout.

The bathroom is finished with polished concrete-style tiling, adding a subtle industrial note that sets off the sleek white suite beautifully.

In the main living space, two large sash windows pour in natural light, picking up on the considered details from vintage school-style radiators to an elegant ceiling rose. The kitchen sits neatly to the rear, fitted with streamlined, minimalist white units, slick

black worktops and integrated appliances. A skylight adds an extra lift, making the entire space feel bright, calm and easy to live in.

The bedroom is just as well finished, with another pair of sash windows that keep the room light and restful.

And for a spot so well connected, there's plenty of greenery close by. Coronation Gardens, Hackney Marshes and the Olympic Park are all within walking distance, offering space to slow down when you need it.

**WHAT ELSE?**

Effortlessly connected not just to the tube but also to bus routes, and cycling paths, ensure you'll have seamless travel into the City and beyond. The central line takes you to Stratford in 3 mins, Liverpool Street in 12 mins and the West End in 30 mins. The Suffragette line from nearby Leytonstone High Road station is also easily accessible. The popular Leyton Mills Retail Park is also just around the corner, which has an abundance of supermarkets and stores.

Equally, Westfield Stratford City has all your favourite brands under one roof, and the Olympic Park is a short distance away, providing the perfect opportunity for those who love running, walking or cycling in nature. 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 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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