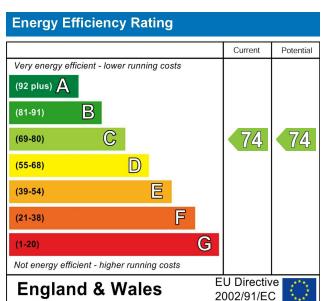
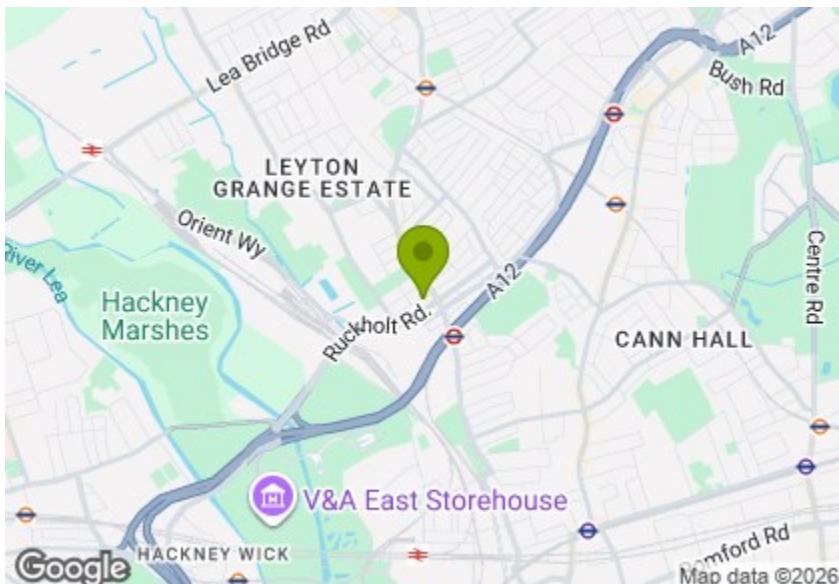


Total Area: 94.7 m<sup>2</sup> ... 1019 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## ADELAIDE ROAD, LEYTON Offers In Excess Of £650,000 Leasehold 3 Bed Apartment



### Features:

- Three Bedrooms
- Mezzanine Floor
- Set Within A Historic Building
- Modern Interior
- Open Plan Kitchen
- Secure Entrance
- Close Proximity to Leyton Station
- Short Walk to Olympic Park

Set across two floors of a striking Grade II-listed Victorian building in the sought-after E10 postcode, this distinctive three-bedroom loft-style apartment spans almost 1000 square feet. Inside, you'll find a large, open-plan kitchen and reception space, two bathrooms, and immaculate finishes throughout. Large windows flood the interiors with natural light, and a secure entrance adds peace of mind. Right in the heart of Leyton, you're moments from the High Road's everyday convenience and just a short stroll from the independent shops and cafés of pedestrianised Francis Road. Leyton Underground (Central Line) is only four minutes on foot, making the commute or trip into town refreshingly easy. With your nearest green space, Coronation Gardens, just at the end of your new road, this is a property that gives you access to the best of both worlds.

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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 over a century before being sympathetically converted into 32 distinctive apartments in 2011.

Even before you step inside, the building commands attention from its striking brick façade and imposing proportions. Inside, the sense of grandeur continues with original Victorian detailing: polished wood handrails, intricate iron spindles, and a sweeping staircase all speak to its heritage and craftsmanship.

Inside the apartment, you're welcomed via a central hallway, offering access to a storage area, a sleek bathroom, and the two bedrooms. The first bedroom is a comfortable double, with the smaller second also working well as a walk-in wardrobe or a home office. From here, the space opens into a stunning double-height open-plan 205 Sq ft kitchen/reception room. Natural light pours in through tall windows and expansive glass skylights, creating a sense of volume and calm. The L-shaped kitchen sits neatly along one side, featuring minimalist white cabinets, sleek black worktops, and integrated appliances. There's more than enough space for both dining and lounging, making it as practical as it is impressive.

Upstairs on the mezzanine, the principal bedroom suite is a true retreat. Bordered by a glass balustrade that overlooks the living area, it still manages to feel connected yet private. A largely glazed ceiling brings the sky into the room, while clever built-in storage keeps things streamlined. The second bathroom mirrors the first – contemporary and well-appointed, with an over-bath shower and stylish fittings.

#### WHAT ELSE?

Leyton tube, just four minutes away on foot, is on the Central Line, with fast direct journeys to Stratford (2 mins), the City (12 mins), and the West End (22 mins).

The popular Leyton Mills Retail Park is also just around the corner, which has an abundance of supermarkets and stores. Westfield Stratford City puts everything you need under one roof—with all your favourite brands, a huge choice of places to eat and drink, and a 20-screen cinema that caters to even the most discerning film fans. Just a short distance away, the Queen Elizabeth Olympic Park offers the perfect escape for runners, walkers, and cyclists who want a dose of nature without leaving the city. Also nearby is East Bank—a groundbreaking new cultural quarter that



#### A WORD FROM THE EXPERT....

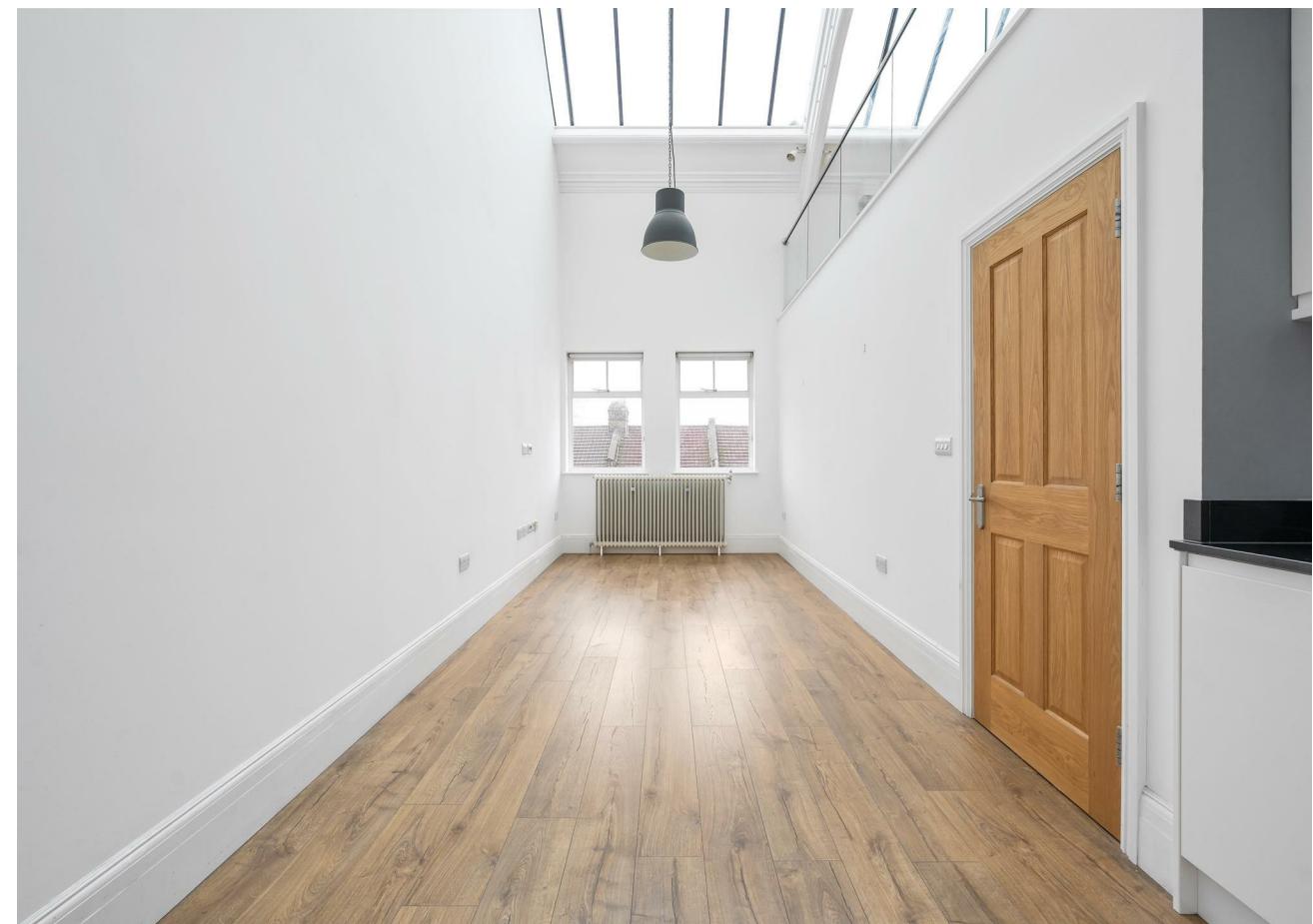
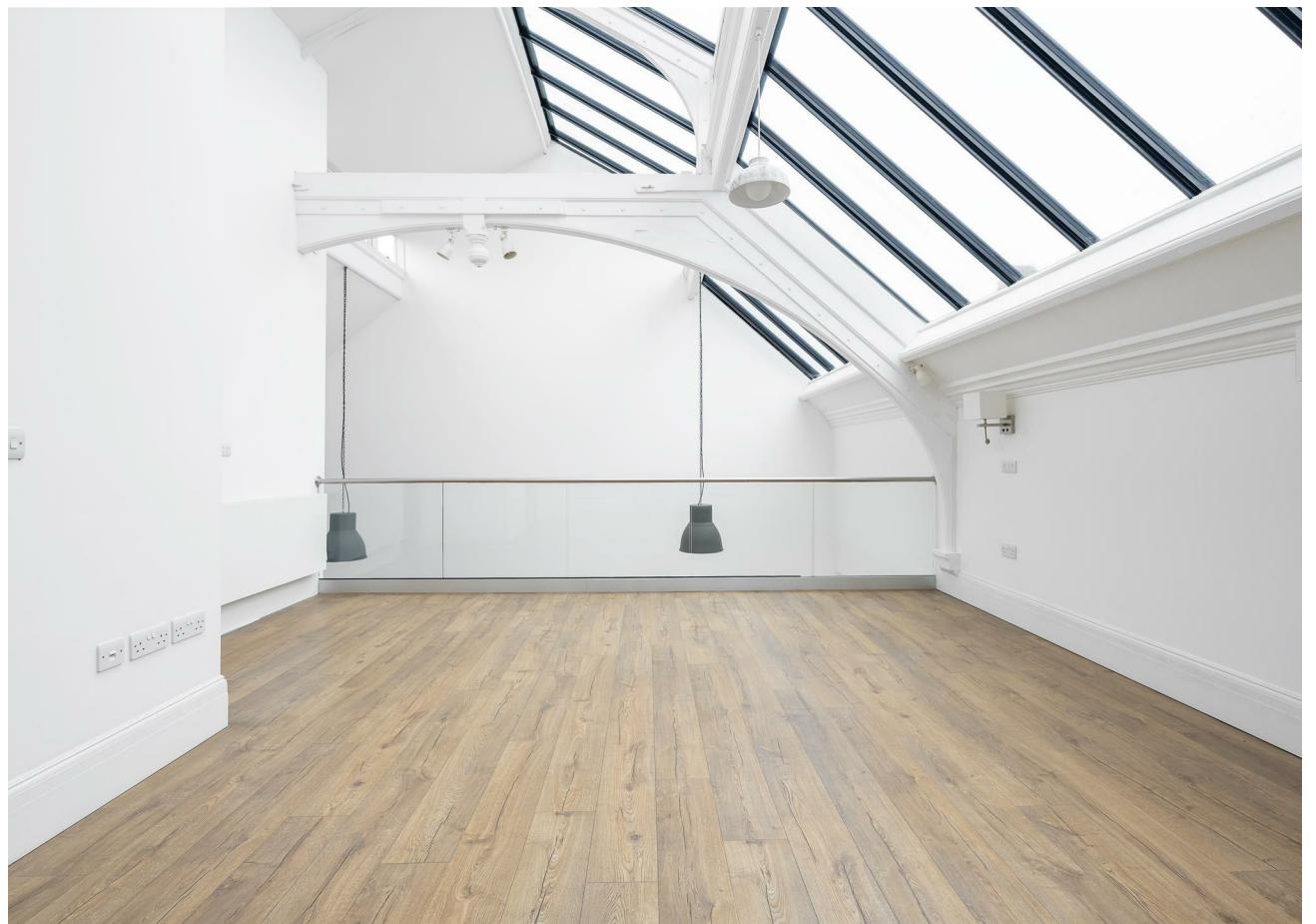
"Leyton has that rare mix of grit and warmth that makes everyday life feel a little richer. On Francis Road, Saturday mornings turn into catch-ups over coffee, while the High Road hums with the scent of everything from Peruvian fusion to fresh-baked bread. I love that you can be in Jubilee Park with 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

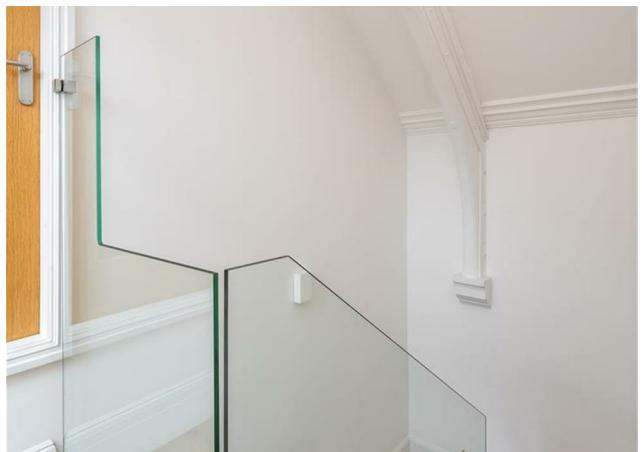
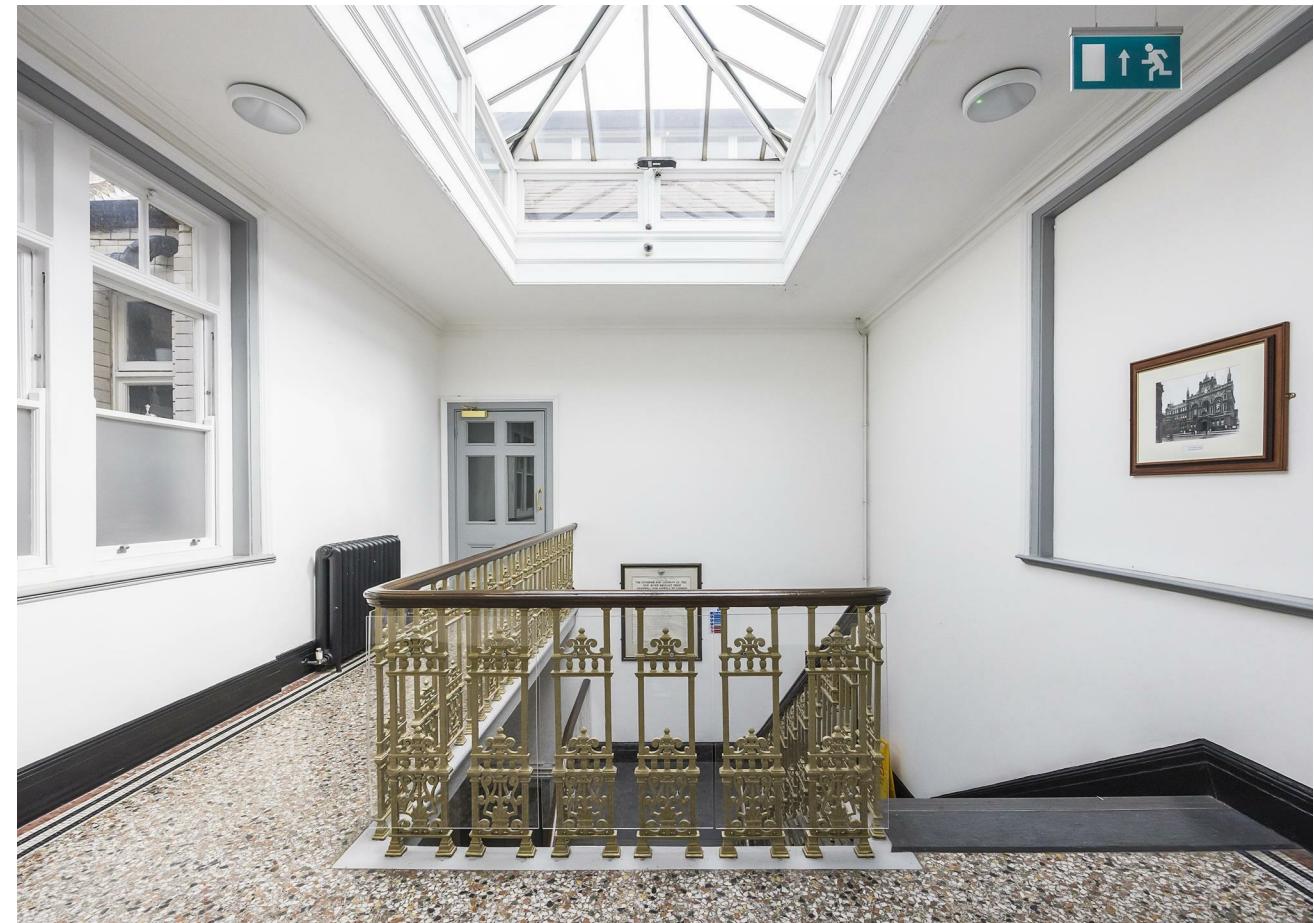
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**Kitchen/ Lounge/Diner**  
24'8" x 10'0"

**Bedroom**  
12'5" x 6'4"

**Bedroom**  
12'5" x 10'1"

**Bathroom**  
7'10" x 5'6"



**Bedroom/ Mezzanine Space**  
16'8" x 16'10"

**Bathroom**  
7'4" x 5'10"



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