



ADELAIDE ROAD, LONDON, E10
'OFFERS IN EXCESS OF' £425,000 LEASEHOLD

CHARMING 1 BEDROOM FLAT SET INSIDE AN HISTORIC GRADE-II LISTED VICTORIAN BUILDING

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DESCRIPTION:

Set on the ground floor of an impressive Victorian Grade II listed building in the ever-popular E10 postcode, this distinctive one-bedroom apartment offers almost 500 square feet of beautifully presented living space. The finish is immaculate throughout, with an abundance of natural light and the added benefit of a secure entrance.

Perfectly positioned in the heart of Leyton, you're just moments from the everyday convenience of the High Road, with the vibrant, much-loved Francis Road a short stroll away. Leyton Underground station is also a short walk away.

The apartment forms part of the iconic former Technical Institute development, a landmark building admired for its grand Victorian architecture and characterful communal areas. From the striking exterior to the well-kept shared spaces, complete with period features such as school-style radiators, the building makes a lasting impression every time you arrive home.

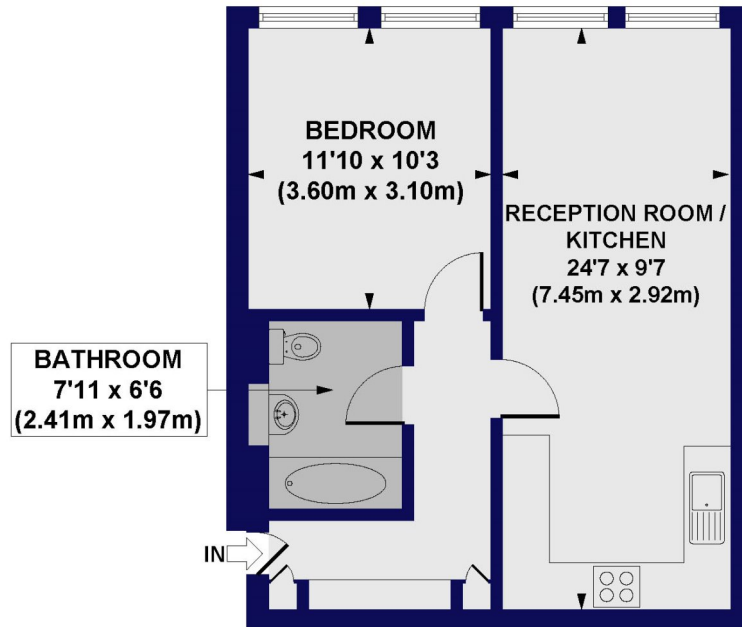
Inside, a welcoming hallway with built-in storage leads to the bathroom, bedroom and open-plan reception/kitchen. The main living area is bathed in light from two large sash windows, highlighting the elegant décor and period touches, including feature radiators and a decorative ceiling rose. To the rear, the pristine kitchen is fitted with shaker-style units, rustic tiling, timber worktops and integrated appliances, blending classic style with modern practicality.

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Adelaide Road, E10
Approx. Gross Internal Floor Area 491 sq. ft / 45.63 sq. m



GROUND FLOOR

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260050>

Tenure: Leasehold

Term: 249 year and 10 months (Subject to change)

Service Charge: £2163.38 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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