



ADELAIDE ROAD, LONDON, E10
'OFFERS IN EXCESS OF' £475,000 LEASEHOLD

BRIGHT 2 BEDROOM FLAT SET WITHIN A PROMINENT PERIOD CONVERSION

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

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DESCRIPTION:

Set on the ground floor of a striking Grade II listed Victorian building in sought-after E10, this spacious two-bedroom apartment blends generous proportions with a wealth of original character and a secure entrance.

Forming part of the former Technical Institute, the building is admired for its impressive architecture and well-kept communal areas. Inside, the home retains notable period features including high ceilings, sash windows and decorative panelling, all complemented by a bright, well-balanced layout.

You enter directly into the reception room, a light-filled living and dining space enhanced by large sash windows and impressive ceiling height. The separate kitchen sits just off the living area and is fitted with shaker-style units, timber worktops and integrated appliances, offering both style and practicality.

There are two well-proportioned double bedrooms, one benefitting from its own en suite bathroom, while a second contemporary bathroom serves the rest of the apartment.

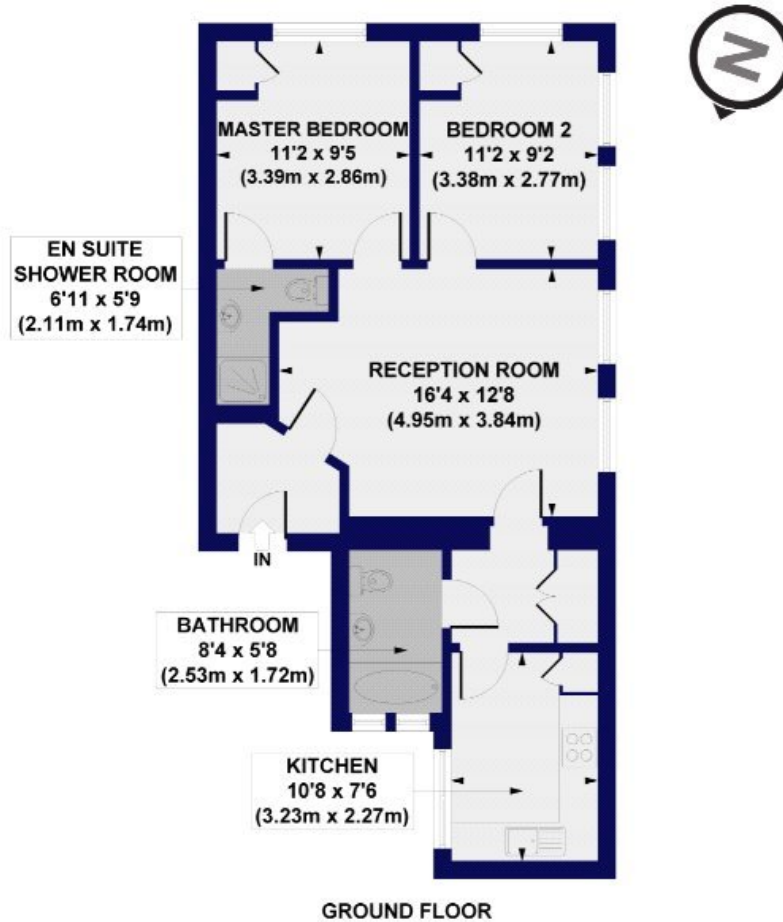
Perfectly positioned in the heart of Leyton, you're moments from the High Road, a short walk to the independent cafés and shops of Francis Road, and a short walk from Leyton Underground station. Green spaces including Coronation Gardens, Hackney Marshes and the Olympic Park are also within walking distance.

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Adelaide Road, E10
Approx. Gross Internal Floor Area 658 sq. ft / 61.14 sq. m



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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260090>

Tenure: Leasehold

Term: 249 year and 11 months (Subject to change)

Service Charge: £2783.27 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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