



ADELAIDE ROAD, LONDON, E10
£645,000 LEASEHOLD

BEAUTIFUL MEZZANINE FLAT SET WITHIN A LANDMARK PERIOD CONVERSION

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DESCRIPTION:

A beautifully appointed one/two bedroom, two bathroom apartment set over two levels within the iconic Grade II listed Technical Institute on Adelaide Road, Leyton (E10). Spanning approximately 1,018 sq ft, this striking splitlevel home blends impressive original architecture with contemporary interiors.

The showstopping heart of the home is the openplan kitchen and lounge, featuring doubleheight ceilings and large, dual-aspect windows that fill the space with natural light. Overlooking this principal reception area is a striking mezzanine floor with glass balustrades and beautifully curved ceilings.

The kitchen is fitted with crisp cabinetry and integrated appliances, while the engineered hardwood flooring flows seamlessly throughout. On the lower level, a generous double bedroom is served by a wellappointed family bathroom finished with oversized tiles and elegant fittings, and the mezzanine level incorporates its own en suite for added privacy and comfort.

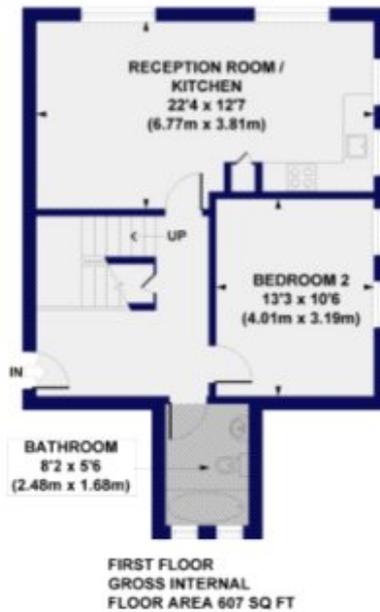
Set within this landmark building, you'll also enjoy dramatic communal spaces and atrium architecture that reflect the historical significance. Ideally located a short walk on foot from Leyton Underground station (Central Line), with the cafés, independent shops and restaurants of Leyton High Road and Francis Road close by.

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Adelaide Road, E10
Approx. Gross Internal Floor Area 1022 sq. ft / 94.93 sq. m
(Excluding Void)



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	71 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260058>

Tenure: Leasehold

Term: 250 year and 0 months (Subject to change)

Service Charge: £4588.85 per annum (approx.)

Ground Rent: £ 0 Annually (Subject to review)

Council Tax Band: C

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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