



ADELAIDE ROAD, LONDON, E10
£600,000 LEASEHOLD

AN IMPRESSIVE MEZZANINE CONVERSION
SET WITHIN LANDMARK PERIOD
CONVERSION

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

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DESCRIPTION:

A bright and characterful one-bedroom apartment set within the iconic Grade II listed Technical Institute on Adelaide Road, Leyton (E10). Spanning approximately 952 sq ft, this first-floor home blends historic charm with contemporary living in one of Leyton's most sought-after buildings.

The apartment is defined by its loft-style proportions, including high ceilings, decorative panelling, and exposed beams, all complemented by a wall of large south-facing windows that flood the space with natural light throughout the day. The open-plan living area offers plenty of space for both lounge and dining, with a U-shaped kitchen fitted with sleek cabinetry, timber worktops, and integrated appliances.

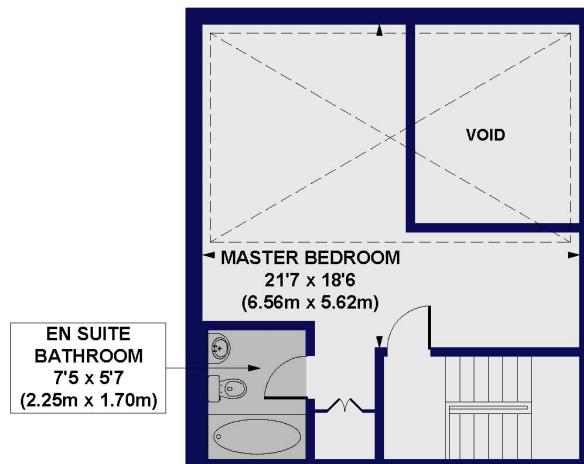
A staircase leads to a mezzanine level, ideal as a home office, guest sleeping area, or creative space, while the double bedroom is bright and airy, benefiting from the same impressive south-facing glazing. A contemporary shower room and built-in storage complete the apartment.

Located a short walk from Leyton Underground station (Central Line), the independent cafés and shops of Francis Road, and green spaces including Coronation Gardens and the Queen Elizabeth Olympic Park, this apartment perfectly combines historic character, light-filled interiors, and a central East London location.

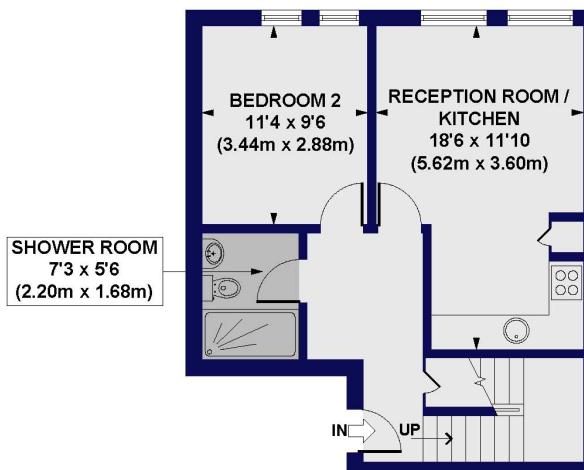
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Adelaide Road, E10
Approx. Gross Internal Floor Area 904 sq. ft / 83.95 sq. m
(Excluding Void)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 417 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 487 SQ FT

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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260056>

Tenure: Leasehold

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

Service Charge: £3960.64 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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