



ADELAIDE ROAD, LONDON, E10
£450,000 LEASEHOLD

UNIQUE 1 BEDROOM FLAT SET WITHIN A RENOWNED VICTORIAN BUILDING

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

Winkworth

winkworth.co.uk



DESCRIPTION:

This distinctive one-bedroom loft-style apartment sits within the landmark Technical development and features a versatile mezzanine level and an impressive windows that fills the space with natural light. Offering over 600 sq ft, the home delivers characterful living in the heart of vibrant Leyton.

The main living area is defined by its double-height ceiling and open proportions, with a kitchen at one end and a comfortable lounge space at the other.

A staircase rises to a mezzanine level positioned above the kitchen, ideal as a reading nook or occasional guest area.

The U-shaped kitchen is finished with sleek, handleless cabinetry, contrasting trims and metro-tiled splashbacks for a clean, modern look. Opposite, the shower room is smartly appointed, and the hallway includes useful built-in storage.

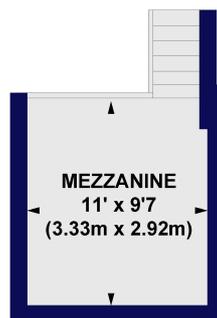
With its lofty ceiling height, mezzanine floor and industrial-style glazing, the apartment has an unmistakable warehouse feel, complemented by a crisp, contemporary palette more reminiscent of East London loft living than traditional Leyton homes. The equally benefits from being a easy walk from Leyton tube station situated on the central line

Winkworth

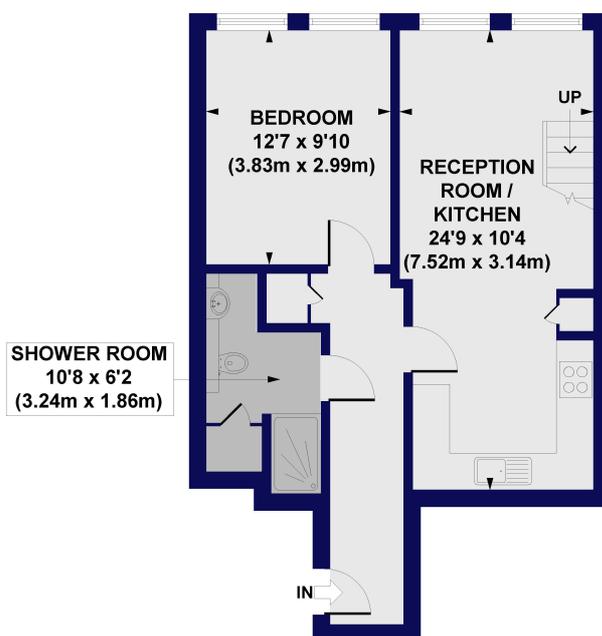


Winkworth

Adelaide Road, E10
Approx. Gross Internal Floor Area 639 sq. ft / 59.33 sq. m



MEZZANINE
GROSS INTERNAL
FLOOR AREA 105 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 534 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.

Winkworth

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 | | 74 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



<https://www.winkworth.co.uk/sale/property/HAC260092>

Tenure: Leasehold

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

Service Charge: £2242.42 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.

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

Winkworth

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.