

ADELAIDE ROAD, LONDON, E10  
**£650,000 LEASEHOLD**

## A STUNNING 2 BEDROOM MEZZANINE CONVERSION SET WITHIN AN HISTORIC GRADE-II LISTED BUILDING

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## DESCRIPTION:

Set within a striking Grade II listed Victorian landmark in the heart of Leyton's E10 postcode, this exceptional two/three-bedroom loft-style apartment spans approximately 1,019 sq ft over two levels, combining generous living space with an abundance of original character.

The apartment is full of historic charm, from the high ceilings and exposed beams to the large sash windows that flood the space with natural light, showcasing the architectural elegance of this former Technical Institute. Decorative panelling, vaulted ceilings and period detailing are retained throughout, creating a home that blends classic Victorian grandeur with contemporary living.

You enter via the hallway into the expansive open-plan kitchen and reception space, where light pours in from the large windows and skylights, highlighting the apartment's loft-style proportions. The kitchen is thoughtfully arranged to one side, leaving plenty of space for dining and relaxing, while the original features provide an impressive backdrop that gives the apartment a distinctive character.

A staircase leads to the mezzanine principal bedroom, a beautifully proportioned suite that benefits from vaulted ceilings and a glass balustrade, maintaining a sense of openness and connection to the main living area below. Two further double bedrooms offer flexibility for family living, guests, or home working, and the apartment is completed by two modern bathrooms that are sympathetic to the building's period charm.

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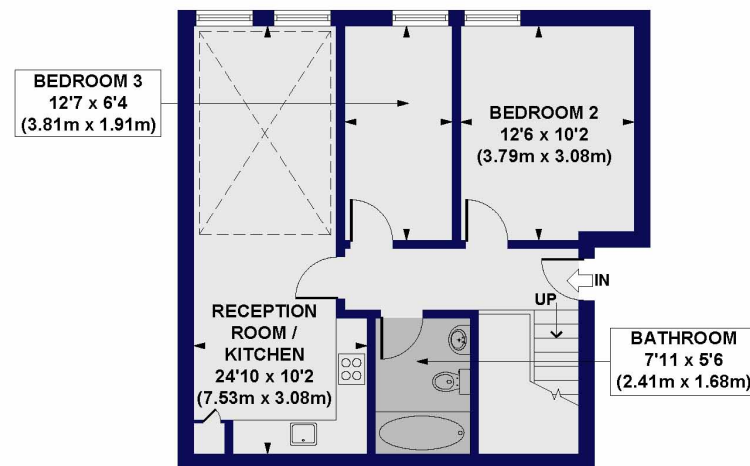
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**Adelaide Road, E10**  
**Approx. Gross Internal Floor Area 1010 sq. ft / 93.82 sq. m**  
**(Excluding Void)**



**SECOND FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 412 SQ FT**



**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 598 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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



<https://www.winkworth.co.uk/sale/property/HAC260055>

**Tenure:** Leasehold

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

**Service Charge:** £3977.28 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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