



ADELAIDE ROAD, LONDON, E10
£450,000 LEASEHOLD

HISTORIC 1 BEDROOM CONVERSION IN A GRADE-II LISTED BUILDING

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DESCRIPTION:

Positioned on the ground floor of a handsome Victorian Grade II listed building in sought-after E10, this bright one-bedroom apartment spans just under 500 sq ft and benefits from a secure entrance.

Located in the heart of Leyton, you're moments from the High Road, a short walk to Francis Road and only short walk from Leyton Underground station on the central line.

Part of the landmark former Technical Institute, the building is known for its impressive architecture and characterful communal areas. Inside, a hallway with storage leads to a light-filled open-plan living space with two large sash windows, period details and a smart fitted kitchen with shaker units, timber worktops and integrated appliances.

The double bedroom is calm and airy with further sash windows, while the modern bathroom is neatly finished with vintage-style fittings.

Whilst being situation in the ever popular Leyton, this flat hosts various green spaces including Coronation Gardens, Hackney Marshes and the Olympic Park which are all within easy walking distance, alongside the popular cafés and independent shops of Francis Road.

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Adelaide Road, E10
Approx. Gross Internal Floor Area 479 sq. ft / 44.49 sq. m



GROUND FLOOR

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



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Tenure: Leasehold

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

Service Charge: £2163.38 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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