

Ground Floor

First Floor

Total Area: 66.5 m² ... 715 ft² (excluding courtyard, balcony)
All measurements are approximate and for display purposes only

Kitchen/Reception Room
16'10" x 23'11"

Balcony

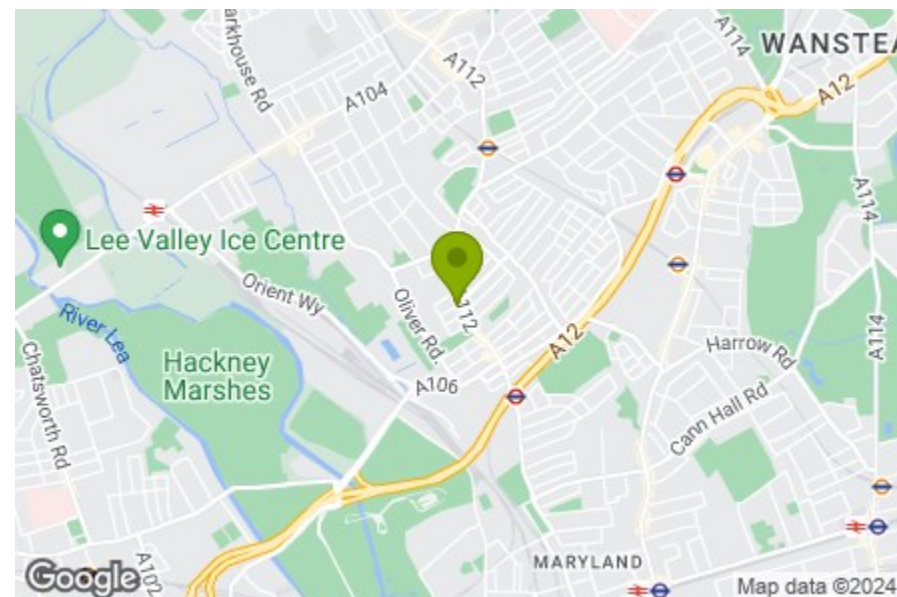
Bedroom
10'5" x 12'11"

Ensuite
6'9" x 5'6"

Bedroom
9'1" x 8'3"

Bathroom
5'1" x 7'2"

Courtyard



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	74
	EU Directive 2002/91/EC	



BALMORAL ROAD, LEYTON

Offers In Excess Of £625,000 Share of Freehold
2 Bed House - Mews



Features:

- Modern Mews Style Development
- Designed by Clear Architects
- Clad with Steel and Timber
- Courtyard Gardens and Wild Meadow Flower Green Roofs
- Expansive Glazing
- Air Source Heat Pumps - Photovoltaic Panels - Bike Store
- Share of Freehold
- Short Walk To Francis Road
- Short Walk To Leyton Underground Station

An immaculately appointed two bedroom apartment, part of an innovative development of this former industrial site just ten minutes from Leyton tube. Designed with the future in mind, you have an air source heat pump and solar panels.

The brainchild of Clear Architects, this site has been years in the making, and retains many of the original features and materials, along with a sleek, modern aesthetic.

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E8, E9, E5, N16, E3 & E2
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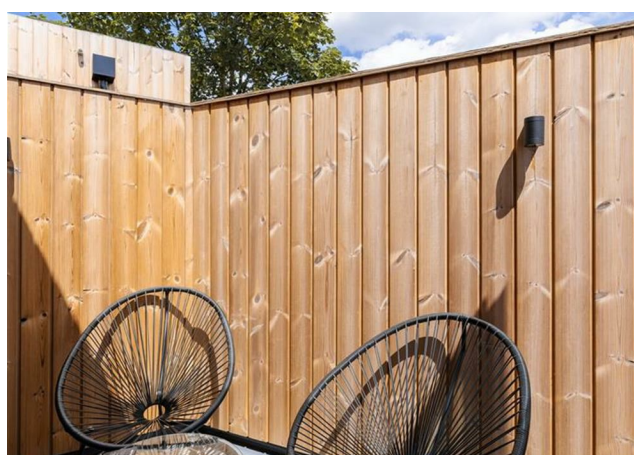
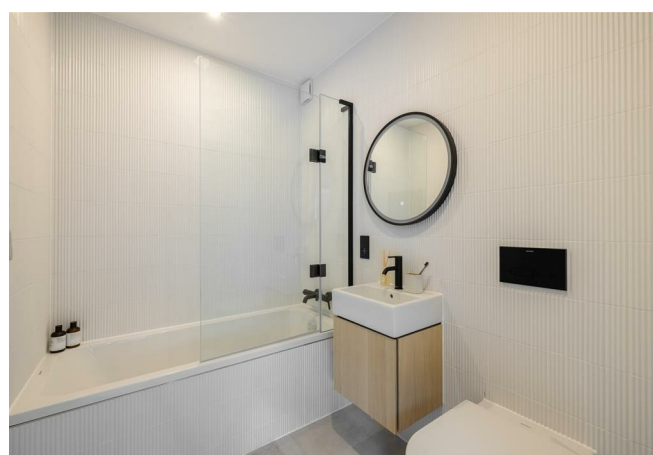
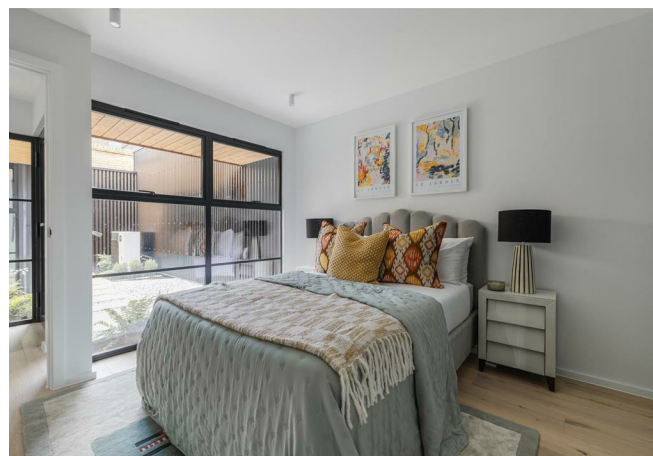
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IF YOU LIVED HERE...

Your ground floor is arranged off a slate-gravelled courtyard, surrounded by a striking mix of corrugated black steel and jet black thermowood cladding. Your courtyard also serves as a splendid lightwell, with natural light pouring in through floor to ceiling Crittall style windows to each bedroom.

A set of black metal stairs with timber treads ascend to the first floor, where your open plan kitchen, living and dining room is bathed in natural light from the courtyard, enhanced by the original London yellow brick wall. Finally, your bathroom completes things in fine style, with vertical micro letterbox tiling, and that signature jet black trim.

Originally adjacent to the Coach & Horses pub, before being turned to industrial use, Coach Yard's enviable location reflects its original purpose, and you're superbly placed for the best that Leyton has to offer. You're just three minutes on foot from the landscaped beauty of Coronation Gardens, perfect for everything

from morning runs to afternoon picnics. A few minutes further on, around a half mile on foot, you have Leyton tube, for speedy, direct connections to the City and West end via the Central line.

WHAT ELSE?

- Our sought after foodie mecca of Francis Road is just five minutes on foot, for an enviable array of independent cafes and coffee spots. You also have expertly curated vintages at Yardarm Wines and racks of vinyl to explore at Dreamhouse Records.
- The whole development features wild meadow flower green roofs to increase biodiversity, reduce utility bills and further emphasise the sustainable principals underpinning the project.
- Your new local is, what else, The Coach & Horses, a much loved community pub with rich heritage, serving up delicious food, fine wines and real ales. And, of course, it's just around the corner.



A WORD FROM THE ARCHITECT...

"Our practice were able to convert this derelict former factory site into a bespoke development of five new homes. Our design has reinstated some original factory-style features, and the choice of materials serves as a nod to the site's industrial heritage, including corrugated black steel with contrasting Thermowood timber cladding, along with black/grey Crittall style windows. Coach Yard has a distinct modernity that complements the surrounding Victorian homes whilst maintaining the heritage of the former industrial use."

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