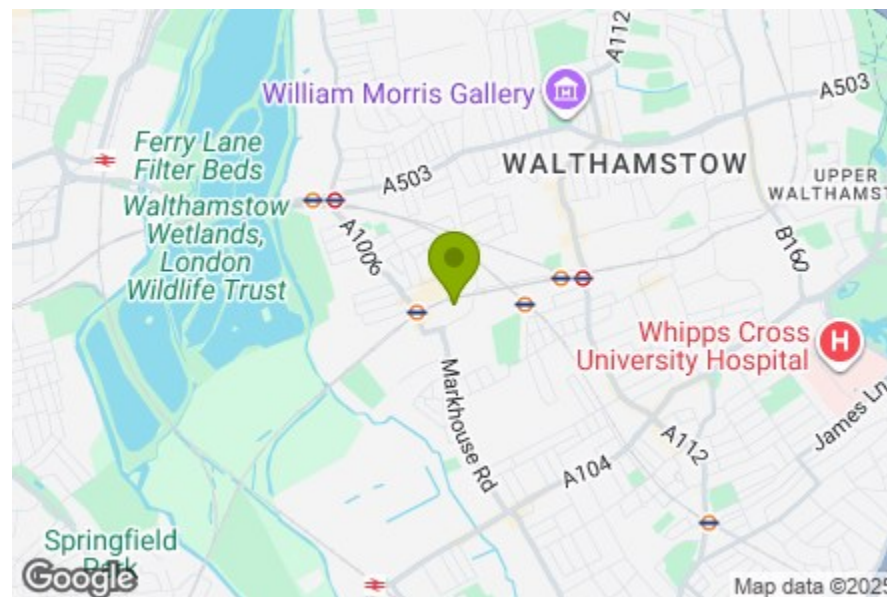


Total Area: 51.8 m² ... 558 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Reception Room
16'5" x 11'11"
Kitchen
8'2" x 6'6"
Balcony
12'4" x 5'8"
Bedroom
11'11" x 11'6"
Bathroom
7'0" x 6'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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		EU Directive 2002/91/EC	



TRACK STREET, WALTHAMSTOW

Offers In Excess Of £395,000 Leasehold
1 Bed Flat



Features:

- One Bedroom
- Modern Build Apartment
- Immaculately Presented
- Balcony
- Communal Gardens
- St James's Street Location

This contemporary one-bedroom apartment forms part of a modern development in the heart of St James's Street. Designed with a focus on style and ease of living, it offers bright, well-balanced interiors and a private balcony that extends the living space outdoors. Residents also enjoy access to beautifully landscaped communal gardens, creating a peaceful green setting and a real sense of calm. With its polished finish and carefully considered layout, the home is ideal for those seeking both comfort and convenience in a lively and well-connected neighbourhood.

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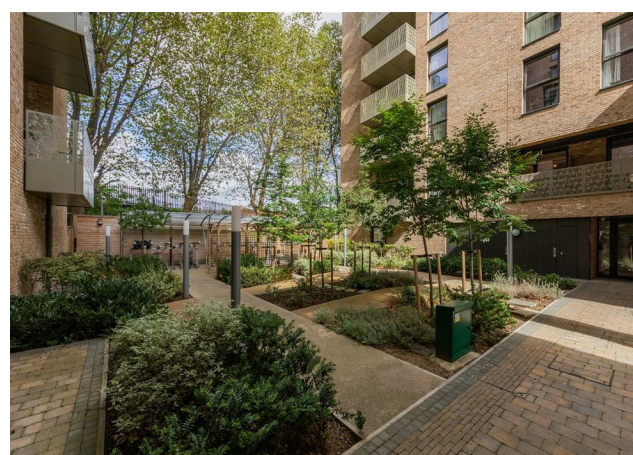
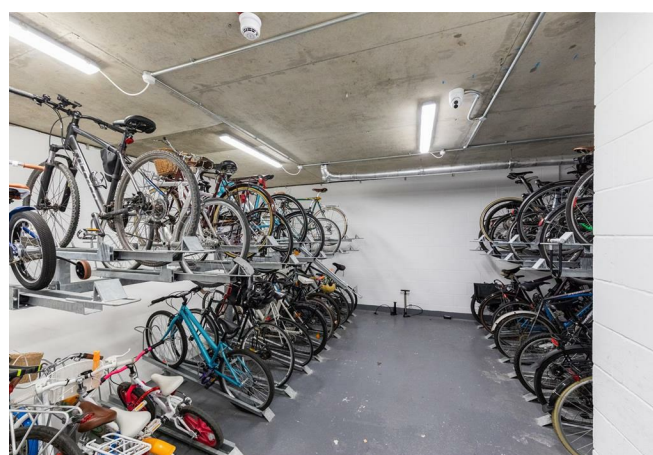
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IF YOU LIVED HERE...

Set on the seventh floor, this apartment opens into a welcoming hallway where wood-effect flooring and crisp white walls create an immediate feeling of light and openness. Three built-in storage cupboards are neatly integrated here, ensuring practicality without compromising the finish.

Generously proportioned, the reception room is bathed in natural light, its glazed doors opening directly onto the balcony. This seamless connection brings the outdoors in, making the room equally suited to relaxed evenings or lively gatherings. Flowing from here, the kitchen is finished in a contemporary style with glossy cabinetry and dark worktops, a design that balances function with a smart, modern edge.

The south-facing balcony extends across the reception, offering a wonderful outdoor retreat with far-reaching views across the city skyline. It provides ample area for seating and planting, making it a perfect spot to enjoy sunshine throughout the day and striking sunsets in the evening.

Bright and inviting, the bedroom has a mirrored built-in wardrobe that maximises both storage and the feeling of space. A calm retreat, it offers plenty of room for rest and comfort. The bathroom is styled with large stone-effect tiles, a full-sized bath and an overhead rain shower, finished with a wide mirror that enhances depth.

Beyond the apartment, residents enjoy beautifully landscaped communal gardens, where winding pathways lead past mature trees, flourishing borders and quiet seating areas designed for relaxation. This green haven creates a tranquil escape from the bustle of city life, with secure bike storage available for convenience.

The neighbourhood surrounding this home is alive with character and variety, offering something for every mood. Just three minutes away, CRATE St James Street provides an energetic mix of independent eateries, coffee spots and creative ventures, while Weir dough Bakery is on hand for freshly baked bread and indulgent treats. For a slower pace, St James Park offers green space close by, while the vast Walthamstow Wetlands brings a peaceful stretch of reservoirs and wildlife walks. Venture further and you'll find yourself in the heart of Walthamstow Village, where Bern's & the Beans serves up excellent coffee and relaxed bites alongside traditional pubs such as The Nags Head, with cobbled streets and a timeless atmosphere adding to its charm. Big Penny Social, part of the lively Walthamstow Beer Mile, enhances the area's vibrant cultural draw with community events and a buzzing social scene.

WHAT ELSE?

Travel connections are excellent, with St James Street Station just four minutes away for swift journeys into central London. Walthamstow Queens Road is a short seven-minute walk, while Walthamstow Central can be reached in around ten minutes, providing Overground services, extensive bus links and direct access to the Victoria Line.



A WORD FROM THE OWNER...

"I have absolutely loved living in this property. From the incredible city views and the light to the wonderful community (including our brilliant neighbours and the annual resident's street party complete with a dog show), it's got such a welcoming feel to it. With great transport connections (overground and underground) as well as incredible local bakeries, bars and restaurants, the high street on your door step and Walthamstow Wetlands a short walk away, there's so much to do and enjoy!"

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