

Bathroom  
6'6" x 7'0"

Bedroom  
9'10" x 15'3"

Kitchen/Lounge/Diner  
22'0" x 15'4"

Balcony  
11'9" x 7'2"

Bedroom  
10'5" x 19'10"

Ensuite  
4'11" x 6'6"

Total Area (Excluding Balcony): 80.6 m<sup>2</sup> ... 867 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## TRACK STREET, WALTHAMSTOW

### Offers In Excess Of £500,000 Leasehold 2 Bed Flat



#### Features:

- 2 bedrooms
- Third floor
- Approx. 867sqft
- Private east orientated balcony
- Principal bedroom with en-suite
- Moments from St James street station

Perfectly placed moments from St James Street station, this bright and beautifully presented two bedroom apartment sits on the third floor of a modern development in one of Walthamstow's most exciting neighbourhoods. With a thoughtfully arranged layout and a private balcony, it offers generous living alongside excellent connections to independent cafés, green spaces and the buzz of the local high street.

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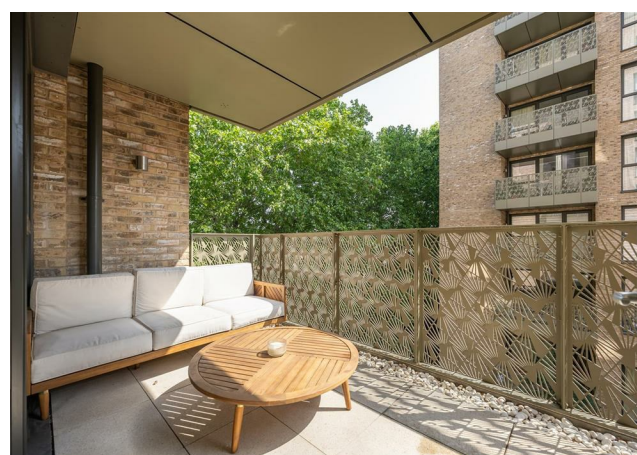
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#### IF YOU LIVED HERE...

Step inside and a central hallway connects every room, creating a practical layout that feels easy to navigate from the moment you arrive. At the heart of the home is an impressive open plan kitchen, lounge and dining room, filled with natural light from wide glazed doors leading out to the private balcony. It's a wonderfully social room with plenty of room to cook, eat and unwind, while the balcony offers the perfect spot for a morning coffee or a quiet start to the day.

The principal bedroom sits to one side of the apartment, offering a calm retreat complete with its own en suite shower room. Across the hall, the second double bedroom is equally well proportioned, making it ideal for guests, a home office or anyone needing a little extra flexibility. The main bathroom is conveniently positioned off the hallway, while two useful storage cupboards help keep everyday essentials neatly tucked away. The clean, contemporary finish throughout gives the apartment a calm and cohesive feel, ready to enjoy from day one.

#### WHAT ELSE?

- St James Street Overground station is just a short stroll away, with direct trains to Liverpool Street in around 20 minutes, while Walthamstow Central is also within easy reach for the Victoria line and Overground services.
- The neighbourhood is packed with independent favourites including Crate St James, The Curator's Coffee Studio, Mother's Ruin and the ever-popular Blackhorse Beer Mile, all within walking distance.
- For green space, St James Park is close by, while Walthamstow Wetlands offers miles of walking and cycling routes. You'll also be within easy reach of Walthamstow High Street, Europe's longest outdoor market, alongside 17&Central and an ever-growing collection of local shops, cafés and restaurants.



#### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON  
E17 ASSISTANT BRANCH MANAGER

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