

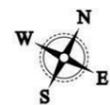


Kitchen / Reception Room
19'5" x 14'5"

Bedroom
10'10" x 13'5"

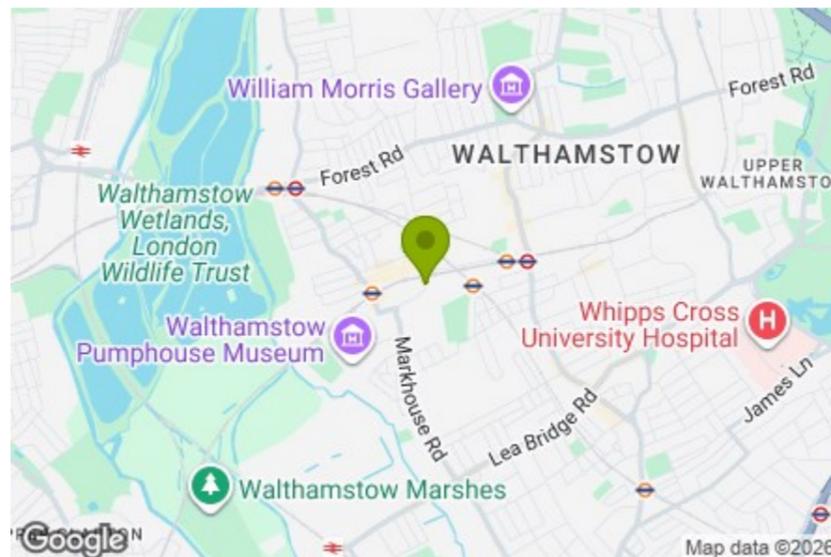
Bathroom
6'11" x 6'4"

Balcony
10'9" x 5'4"



Second Floor

Total Area: 50.0 m² ... 538 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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 £375,000 Leasehold 1 Bed Flat



Features:

- One Bedroom
- Second Floor
- Private Balcony
- Open Plan Kitchen / Living Area
- Close Proximity to Walthamstow Central
- Short Walk to St James Street

On the second floor of a smart contemporary development, this one bedroom flat is well placed for everyday life in Walthamstow, with St James Street a short walk away and Walthamstow Central close at hand. Inside, the layout is bright and well judged, with an open plan kitchen and living area, a private balcony and a calm, modern finish throughout.

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IF YOU LIVED HERE...

A generous entrance hall sets the tone straight away, with warm wood effect flooring, crisp white walls and useful built-in storage. From here, the main living space unfolds into a generous open plan kitchen and reception room, with a layout that naturally creates distinct areas for cooking, dining and relaxing. The kitchen sits neatly in an L shaped arrangement, finished with charcoal cabinets and dark worktops, while large windows bring in plenty of natural light.

The reception area has an easy, welcoming feel, with enough space for a sofa, dining table and home working corner. Full height glazing and a glazed door lead out to the private balcony, giving the whole room a lovely sense of openness and an easy connection to the outside.

The bedroom is a comfortable double with soft carpeting, simple décor and its own access to the balcony, which makes it feel especially peaceful. The bathroom is finished in large format grey

tiling with a bath, overhead shower and mirrored storage, keeping the overall look clean and considered.

WHAT ELSE?

- St James Street station is just a short walk away, and Walthamstow Central is also close by, so both the Overground and Victoria line are within easy reach for straightforward journeys across London.

- CRATE St James has become a real local fixture for independent food, drinks and events, and True Craft is also nearby on St James Street for pizza and craft beer.

- For green space and a bit of local life beyond the high street, St James Park is nearby, while The Mill on Coppermill Lane and Walthamstow Market add community events, cafés and weekend browsing to the area.



A WORD FROM THE OWNER...

"We've loved living here - it's close to 3 stations, 2 overground and one tube, also lots of green space with St James Park, Walthamstow Marshes and Walthamstow Wetlands all a short walk away. We love the local area as it has lots of shops (including a Lidl & Sainsbury's), nice coffee shops, Beaten By A Whisker is our fave! And plenty of places to go for a drink or some food e.g. 56 (cocktail bar) Olfaclub (a new wine bar), Crate."

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