

Bathroom
6'11" x 6'5"

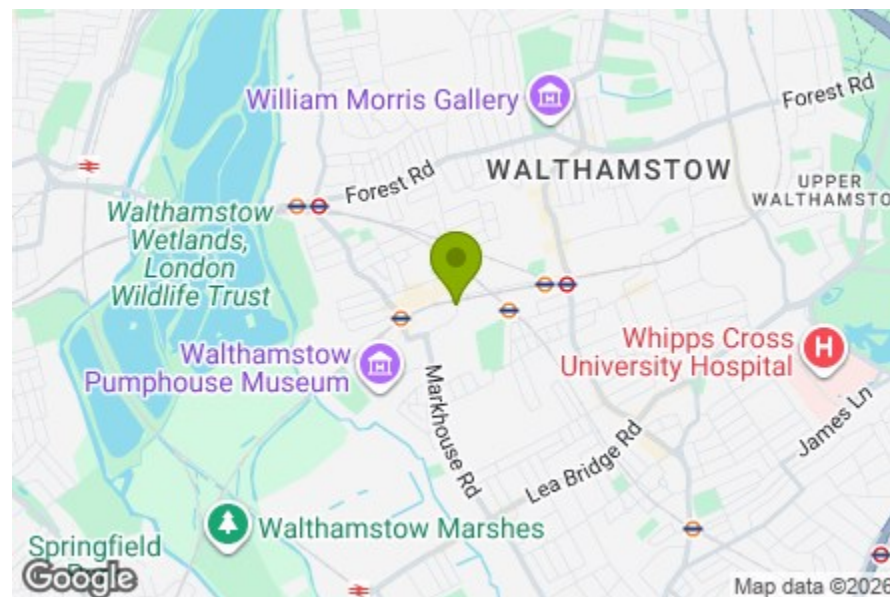
Kitchen/Lounge/Diner
10'3" x 18'9"

Bedroom
9'2" x 12'10"

Balcony

Total Area (Excluding Balcony): 41.4 m² ... 446 ft²

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.

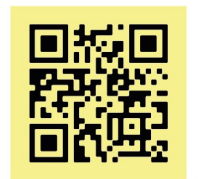


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



TRACK STREET, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold
1 Bed Flat



Features:

- Studio Flat
- Thirteenth Floor
- Stunning Views
- Private Balcony
- Open Plan Kitchen Reception
- Separate Bedroom Space
- Short Distance to Walthamstow Central

Set on the thirteenth floor of a contemporary development, this smartly arranged studio apartment offers far-reaching views, a private balcony and a separate bedroom space, all within easy reach of Walthamstow Central. It's a bright, modern home with a calm feel to it, well placed for the best of E17 while still feeling quietly removed from the rush below.

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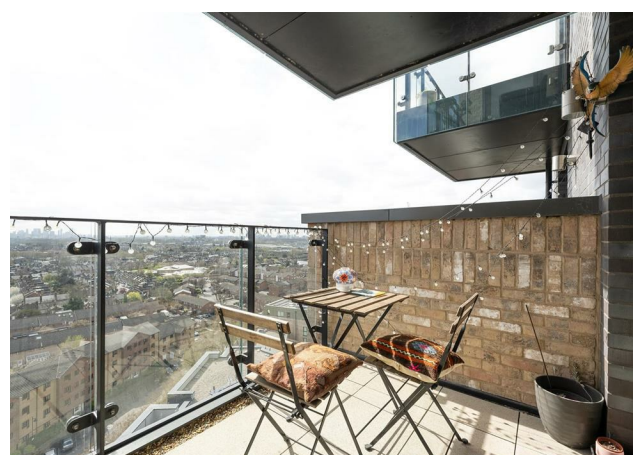
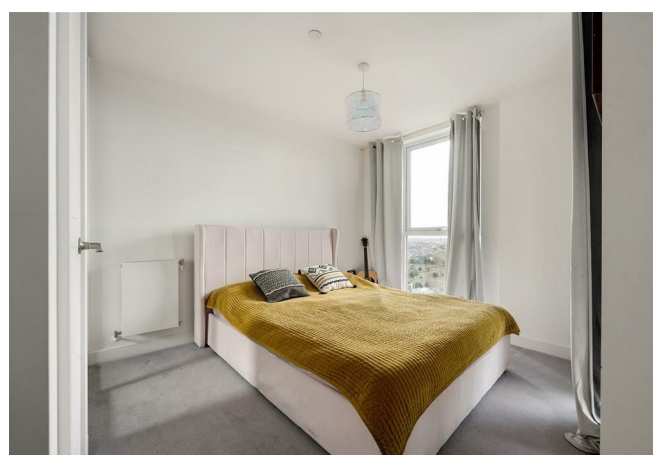
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IF YOU LIVED HERE...

You'd step into a spacious open plan kitchen, lounge and dining area, with warm wood-toned flooring and a clean, neutral finish that makes the whole apartment feel light and easy to settle into. The kitchen is neatly arranged along one wall with sleek fitted cabinetry and integrated appliances, keeping the layout practical without interrupting the flow of the room. Full-height glazing and the door out to the balcony draw in plenty of daylight, while the private outdoor space gives you a lovely spot for coffee, a quiet read or simply taking in those wide skyline views.

The separate bedroom space is a real strength here, giving the flat a more restful, tucked-away feel than you might expect from a studio layout. There's room for a proper sleeping area, a soft neutral palette, and more elevated views from the window. The bathroom is finished in a smart contemporary style, with understated tiling, a full sized bath and a clean, well-kept look. Altogether, it's a thoughtfully designed apartment that makes the most of its position, with a real sense of openness throughout.

WHAT ELSE?

Walthamstow Central is a short distance away, making commuting into the City and West End pleasingly straightforward. The private balcony and thirteenth floor setting bring a sense of space and outlook that's hard to find at this price point. You're well placed for everything that makes Walthamstow so well loved, from independent cafés and restaurants to the bustle of Hoe Street and the charm of the Village.



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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