

14th Floor

Total Area: 78.9 m<sup>2</sup> ... 850 ft<sup>2</sup> (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		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, LONDON

£3,000 Per Calendar Month  
2 Bed Apartment - Purpose Built



### Features:

- 2 Bedrooms
- 2 Bathrooms
- Luxury Development
- Block Concierge
- Private Balcony
- Lift Access
- Furnished
- Available Early June
- Close To Local Amenities
- Close to Walthamstow Central

Set on the 14th floor of a secure, modern development in the heart of E17, this two-bedroom, two bathroom apartment is immaculately designed throughout and offers excellent storage, a private balcony, glorious open plan living space and fantastic communal areas.

The location is just as fantastic, nestled perfectly between the dynamic St James Street area and Walthamstow Central. You'll enjoy excellent transport links, along with a wealth of top class amenities on your doorstep. There's also an abundance of green space nearby, including the Walthamstow Wetlands and Lloyd Park.

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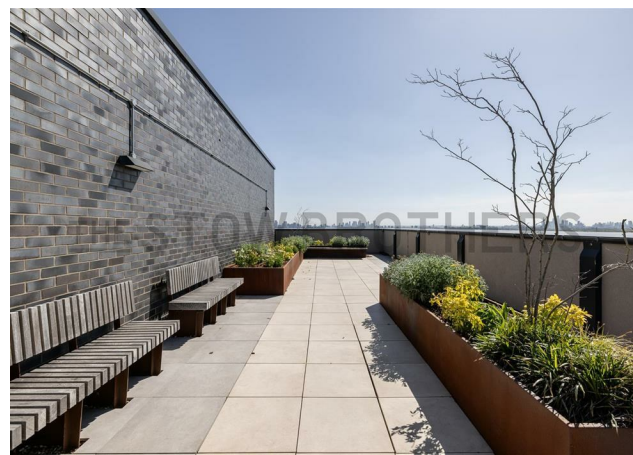
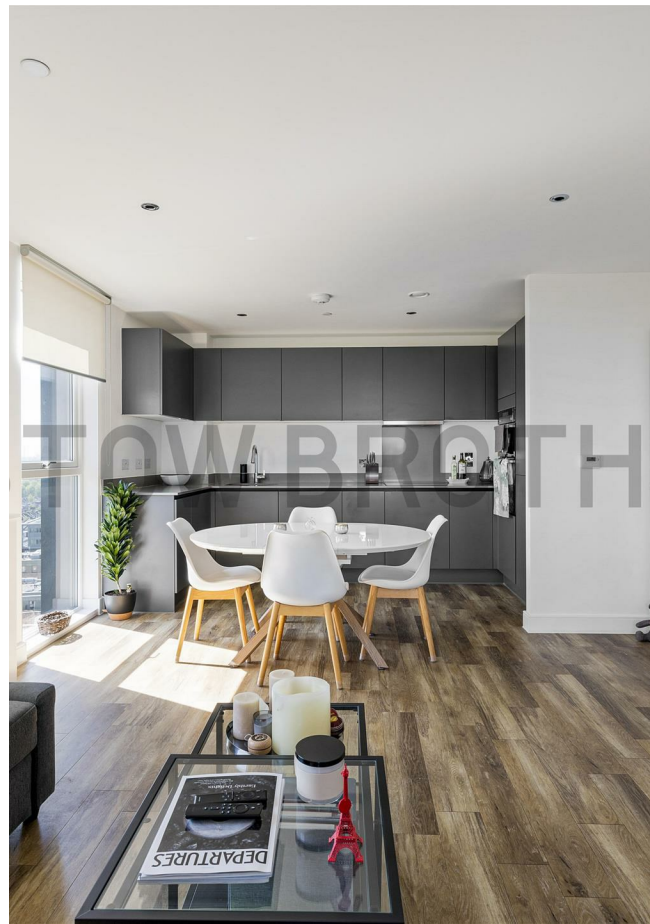
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#### IF YOU LIVED HERE...

Up on the 14th floor, your dual aspect open plan kitchen/living room is bursting with natural light, with smart engineered flooring sweeping the length - and plenty of room for dining and relaxing. The kitchen area has glossy cabinets and contemporary appliances, so hosting will be top of the list when you settle in.

The bedrooms are just as smart, with more of spotless decor. One has a contemporary ensuite, while there's another sleek bathroom off the spacious hallway. The balcony will be your favourite spot for relaxing on warm days with its striking skyline views - and the lofty height provides a touch of energy efficiency too.

This whole area has boomed with youthful energy in recent years, with several independent business opening and more to come thanks to the redevelopment of the St James Street arches. Meanwhile, Walthamstow Central offers a huge amount of convenience - as well as excitement, with a variety of stores and dining options.

And if you need to travel further afield, you're only a few minutes on foot from Walthamstow Central station, where you have access to the Victoria line and Weaver Overground. St James Street station is as close for the same Overground route, handily cutting out one stop and saving you a few crucial minutes. Meanwhile, Walthamstow Queen's Road station is even nearer for the Suffragette Overground.



#### WHAT ELSE?

- Head towards the St James Street area for creative hub CRATE, a great spot for socialising. You'll also find some wonderful food options nearby, such as True Craft, a micro-brewery with a pizza menu, and the Curious Goat, an excellent brunch spot.
- Conveniently you've got a fantastic coffee shop - Beaten by a Whisker - four minutes away. Grab a drink to go, along with one of their more-ish cinnamon buns, to enjoy it in your lovely garden.
- Head the short distance to the High Street and you'll find Europe's longest market as well as the excellent Japanese restaurant Taro, which is housed in the old pie and mash shop (it's a listed space so you can still enjoy the old traditional features) and Forest Cinemas, amongst other perks.

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