

FOURTH FLOOR

Total Area (Excluding Balcony): 54.7 m² ... 589 ft²

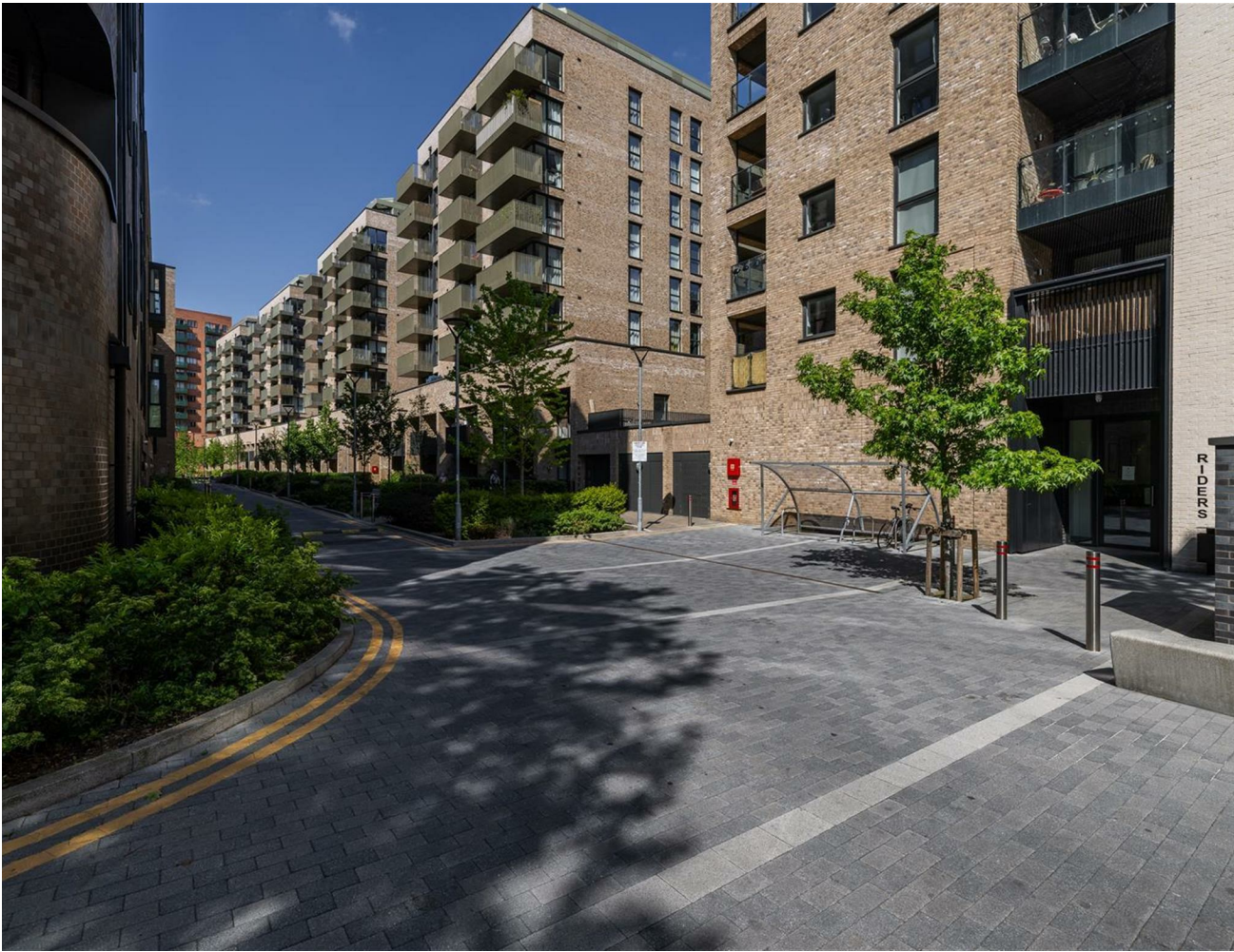
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Kitchen/Lounge/Diner  
17'10" x 15'6"

Balcony  
5'3" x 11'1"

Bedroom  
12'4" x 14'1"

Bathroom



## TRACK STREET, WALTHAMSTOW

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

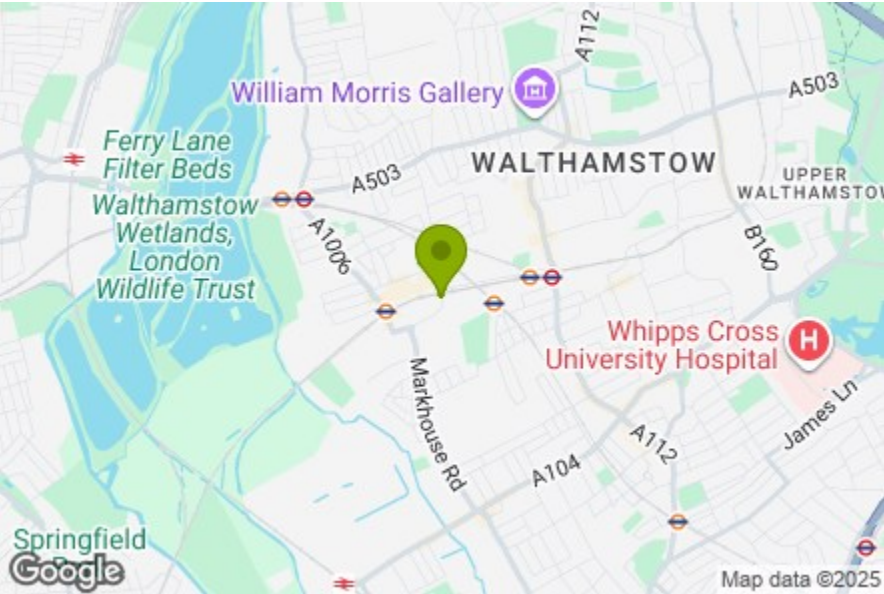


### Features:

- One Bedroom
- Modern Built Apartment
- Immaculately Presented
- Balcony
- Open Plan Kitchen Reception
- Short Distance to Walthamstow Central
- St James's Street Location

This modern one-bedroom apartment combines style and comfort in a setting designed for contemporary living. Immaculately presented throughout, it offers an inviting open-plan kitchen and reception space that flows with ease, complemented by a private balcony for a welcome touch of outdoor living. The home forms part of a recently built development, bringing convenience and modern design together. Positioned in the heart of St James's Street, it sits within easy reach of Walthamstow Central and the excellent transport links nearby.

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0203 397 9797



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	

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#### IF YOU LIVED HERE...

Set on the fourth floor, this apartment opens into a bright hallway where wood-effect flooring sets a warm tone. Multiple built-in cupboards are neatly tucked away, keeping the space both practical and uncluttered, while doors lead through to the main rooms.

A spacious kitchen, dining, and living area forms the centrepiece of the home. Full-height windows draw in daylight and extend the view towards the balcony, creating a natural sense of flow between indoors and out. The layout is beautifully balanced, with room to entertain, work, or simply unwind, while the contemporary kitchen is seamlessly integrated to one side. Wooden flooring ties the room together, adding warmth and character.

From here, the balcony offers a private retreat framed by glass balustrades and leafy outlooks. It's a tranquil setting for morning coffee or evening relaxation, and the open aspect brings in plenty of brightness, making it a true extension of the living area. Finished in soft grey tiling, the bathroom has clean lines complemented by a mirrored cabinet that enhances both light and scale while providing useful storage. A bath with overhead shower completes the room, creating a polished and practical design. Generously proportioned, the bedroom is filled with daylight from a wide window that frames treetop views. Calming wall tones and neutral flooring add to the restful atmosphere, while the fitted wardrobe offers convenient storage without encroaching on the overall openness.

Surrounding the apartment is a lively neighbourhood brimming with independent flavour and green escapes. Just a short stroll away, Weir dough Bakery tempts with freshly made treats, while CRATE St James Street offers a buzzing hub of food, drink, and creative energy. A little further, the charm of Walthamstow Village awaits, where cosy pubs like The Castle sit alongside Eat17 and a collection of boutique shops. For culture, the Soho Theatre brings cutting-edge performances to the area, while nearby St James Park and Lloyd Park provide leafy settings to unwind, the latter also home to the William Morris Gallery, weekend markets, and tennis courts. Nature lovers will appreciate Walthamstow Wetlands, a vast and tranquil reserve with scenic walking trails and abundant wildlife.

#### WHAT ELSE?

Transport connections are excellent, with St James Street Station only 6 minutes away, offering fast access into Liverpool Street. Walthamstow Central Station is 9 minutes on foot, linking directly to the Victoria line and Overground services. Walthamstow Queens Road Station can also be reached in just 6 minutes, giving you multiple nearby options to make commuting and exploring the city straightforward.



#### A WORD TO 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 ASSISANT BRANCH MANAGER

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