



Track Street, London E17 7FQ

Guide price £499,000

3D Virtual Showcase Available On Request

Welcome to this stunning new build property located on Track Street in the vibrant area of Walthamstow. This purpose-built flat boasts a modern design with 2 bedrooms, and 2 bathrooms, providing ample space for comfortable living.

Step inside this contemporary flat and be greeted by an open plan living area that is perfect for entertaining guests or relaxing after a long day. The property features a balcony where you can enjoy your morning coffee or unwind in the evening while taking in the views.

One of the highlights of this property is the 12-hour concierge service, ensuring convenience and security for residents. Additionally, you can elevate your living experience by heading to the vast roof terrace on the 15th floor, offering breathtaking 360-degree views of London - a perfect spot for hosting gatherings or simply enjoying the city skyline.

With a total of 797 sq ft of living space, this flat provides a comfortable and stylish environment for you to call home. Built in 2022, this property offers a modern and fresh feel, perfect for those looking for a contemporary living space.

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Entrance Hall

17'2" x 10'5" (5.25 x 3.2)

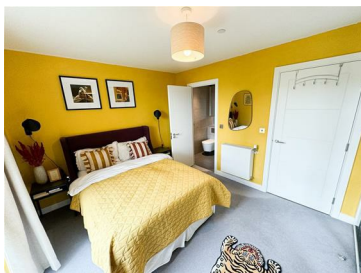
Kitchen/Lounge

18'10" x 20'7" (5.75 x 6.29)



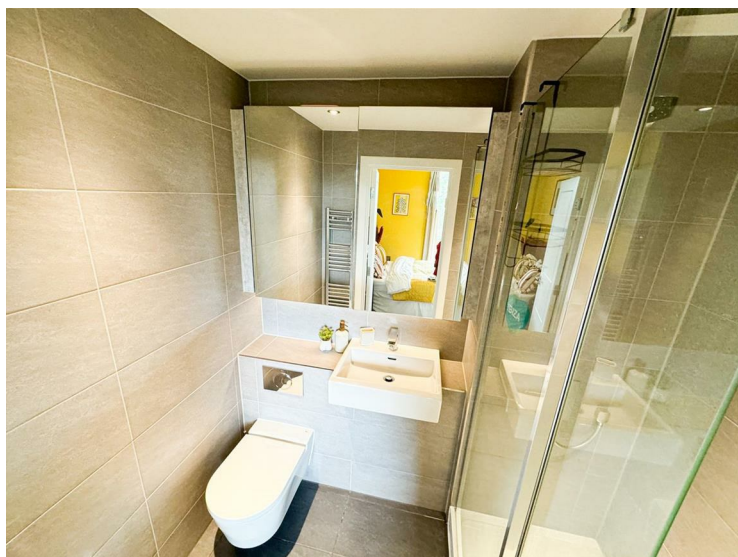
Bedroom 1

9'10" x 13'3" (3.01 x 4.04)



En Suite

6'9" x 4'11" (2.06 x 1.51)



Bathroom

7'0" x 6'5" (2.15 x 1.96)



Concierge



Bedroom 2

10'7" x 11'11" (3.24 x 3.64)



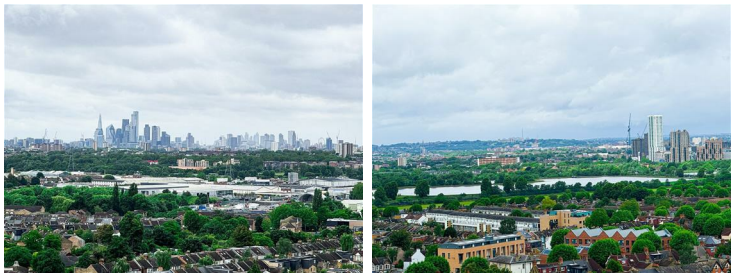
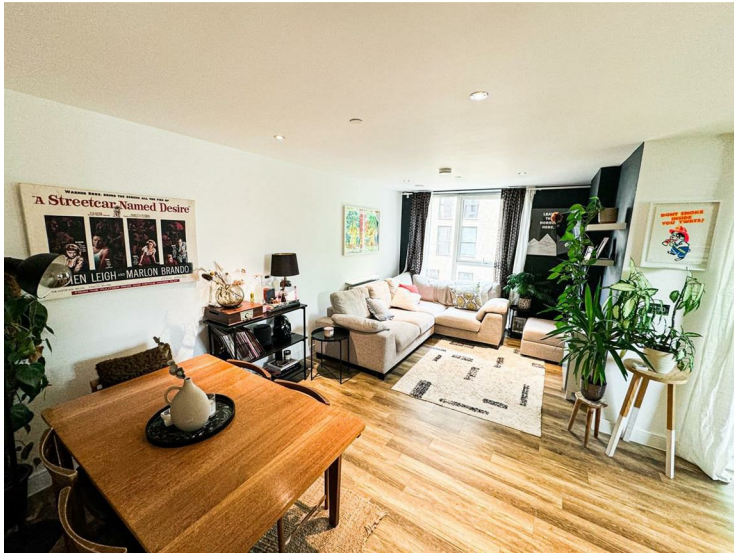
Balcony

Rooftop

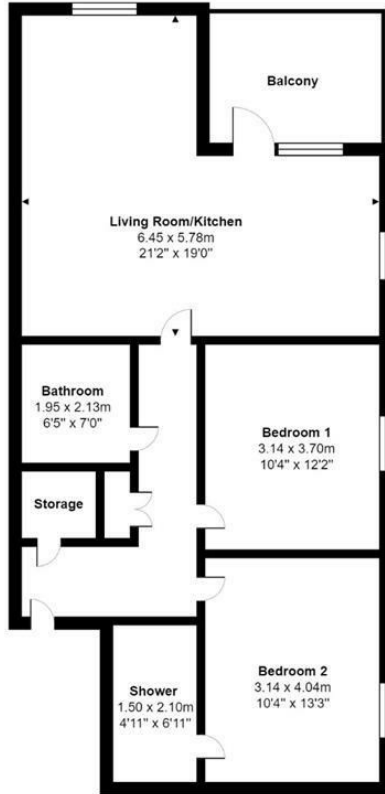


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Front Of Building



**Flat 9, Riders Tower, Track Street
London, E17 7FQ**



Total Area: 76.0 m² ... 818 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		

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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