

# Settle.



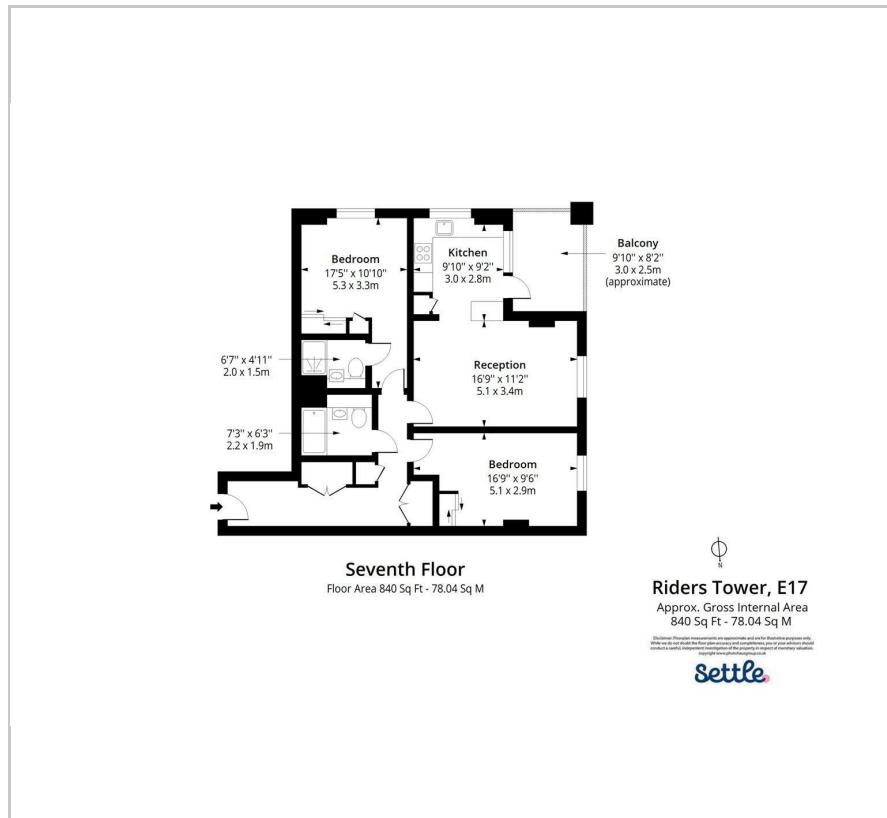
Track Street

, Walthamstow, E17 7GE

Offers in excess of £500,000



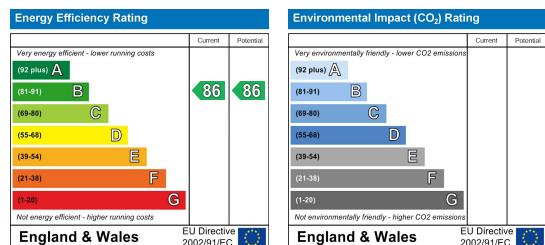
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Settle Office  
on 0208 124 2522 if you wish to arrange a viewing appointment  
for this property or require further information.

- Set On The Seventh Floor
- 0.5 Miles To Walthamstow Central
- Secure Bike Storage
- Concierge In Building 7 Days A Week
- West Facing Private Balcony
- Chain Free Sale
- Communal Roof Terrace On The 15th Floor
- 840 Sq Ft - 78 Sq M

Set on the seventh floor of a modern, well-maintained development, this impressive chain-free apartment offers generous internal space, excellent natural light, and a well-balanced layout throughout. The building benefits from a seven-day concierge service, adding both convenience and security.

The spacious reception room forms the heart of the home and opens directly onto a west-facing private balcony, enjoying sunlight throughout the afternoon and evening. Residents also have access to a communal roof terrace on the 15th floor, offering uninterrupted panoramic views across London.

The separate kitchen is smartly arranged, providing a practical and uncluttered cooking space. There are two well-proportioned bedrooms, both featuring large built-in wardrobes, along with two bathrooms fitted with large mirrored storage cabinets to keep the space tidy and streamlined.

A generous entrance hallway enhances the sense of space and separates the living and sleeping areas for added comfort and privacy. Further benefits include secure bike storage within the courtyard.

Positioned on a higher floor, the apartment enjoys a quieter, airy setting while remaining close to local amenities.

A bright, well-appointed home combining private and communal outdoor space, excellent storage, and concierge services in a highly sought-after residential setting.



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