

Total Area: 56.0 m<sup>2</sup> ... 603 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room  
16'4" x 23'7"

Bathroom  
9'3" x 5'4"

Bedroom  
13'11" x 13'8"

Balcony  
4'7" x 6'5"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	77	79
	EU Directive 2002/91/EC	



## ST. JAMES'S STREET, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 1 Bed Flat



### Features:

- One Bedroom
- Second Floor
- Large Kitchen Reception Room
- Chain Free
- Balcony
- St James's Street Location

On the second floor of a modern low-rise building in the lively buzz of St James Street, this 603 sq ft apartment makes the most of every inch. It's light-filled, well laid out, and has that rare bonus in London: a private balcony where you can sit with your morning coffee and a bit of sky. Inside, there's a generous open-plan kitchen/reception room, a spacious double bedroom, and a sleek, contemporary bathroom — all finished to a high standard and with a calm, move-in-ready feel. St James Street Overground is just a few minutes' walk away, taking you straight into Liverpool Street, while the Walthamstow Wetlands offer open skies and green space when you want a break from the city pace. Best of all. It's offered chain-free for a smooth and straightforward purchase.

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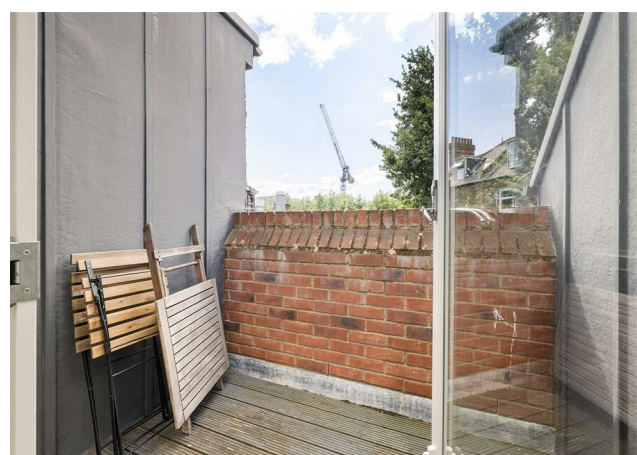
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**IF YOU LIVED HERE...**

Step into the hallway and you'll find a built-in storage cupboard – ideal for keeping coats, shoes, and everyday clutter neatly out of sight.

The heart of the home is the open-plan kitchen, dining, and living space – bright, sociable, and easy to live in. Glossy grey cabinets are arranged in a smart L-shape to maximise prep space, with integrated appliances keeping everything sleek and tidy. Pale wood flooring runs throughout, while recessed spotlights let you tailor the lighting to suit your mood.

A large window fills the room with light, and French doors open onto a private terrace. South-facing and decked, it's a proper little suntrap – perfect for morning coffee or evening unwinding. Add a few planters and you've got yourself a personal patch of calm.

The double bedroom faces west, catching the soft golden light at the end of the day. A Juliet balcony gives it a lovely sense of openness, making it a peaceful space to relax in.

The bathroom is modern and well-finished, with a classic white suite that includes a floating vanity unit and a full-size bath with overhead shower. Warm buff-toned tiles and charcoal flooring give it a smart, contemporary feel, while a Velux window frames

a slice of sky above.

Described by the Times as "diverse, vibrant, and cool without being frosty," Walthamstow offers everything from bustling hangouts and independent shops to beautiful parkland and handsome period homes. It's no wonder this neighbourhood continues to be a magnet for those looking to put down roots.

**WHAT ELSE?**

- In your immediate neighbourhood, you'll discover the vibrant CRATE St James Street, a creative hub made from repurposed shipping containers, a local favourite, featuring independent eateries like Wanstead Kitchen or grab a pint at the Untraditional Pub.
- Walthamstow Market, the longest outdoor market in Europe, is just a short stroll away.
- Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching.
- For nightlife and entertainment, head to the lively Truman's Social Club, a vast beer hall with street food, live music, and a buzzing atmosphere.
- With excellent Overground connections at St James Street Station just a short walk away, whisking you to Liverpool Street in under 15 minutes or the Victoria Line at Walthamstow Central, you're never far from the action, whether locally or in central London.



**A WORD FROM THE EXPERT...**

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

**KIM HEYWOOD**  
E17 BRANCH MANAGER

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