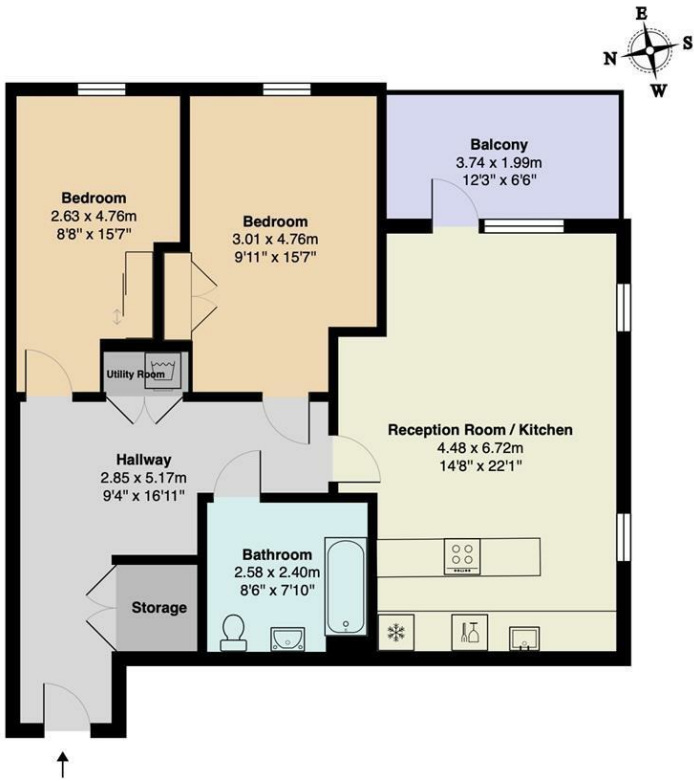




Reception/Kitchen
14'8" x 22'0"

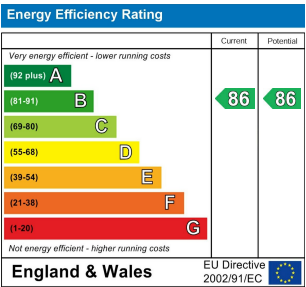
Bedroom
9'10" x 15'7"

Bedroom
8'7" x 15'7"

Bathroom
8'5" x 7'10"

Balcony
12'3" x 6'6"

Third Floor
Total Area: 79.1 m² ... 851 ft² (excluding balcony)
All measurements are approximate and for display purposes only



TRACK STREET, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

- Two bedrooms
- Third floor
- Balcony
- Approx 851 square feet
- Beautifully presented
- Short walk to St James street station

A beautifully presented two bedroom apartment on the third floor of a contemporary development, with a private balcony, generous proportions and approximately 851 square feet of internal living space. Set in the heart of Blackhorse Lane, you're perfectly placed for independent breweries, cafés, waterside walks and excellent transport links, with St James Street station just a short stroll away. Walthamstow High Street, with its wide range of supermarkets, shops, shopping centre and the famous street market, is also within easy walking distance.

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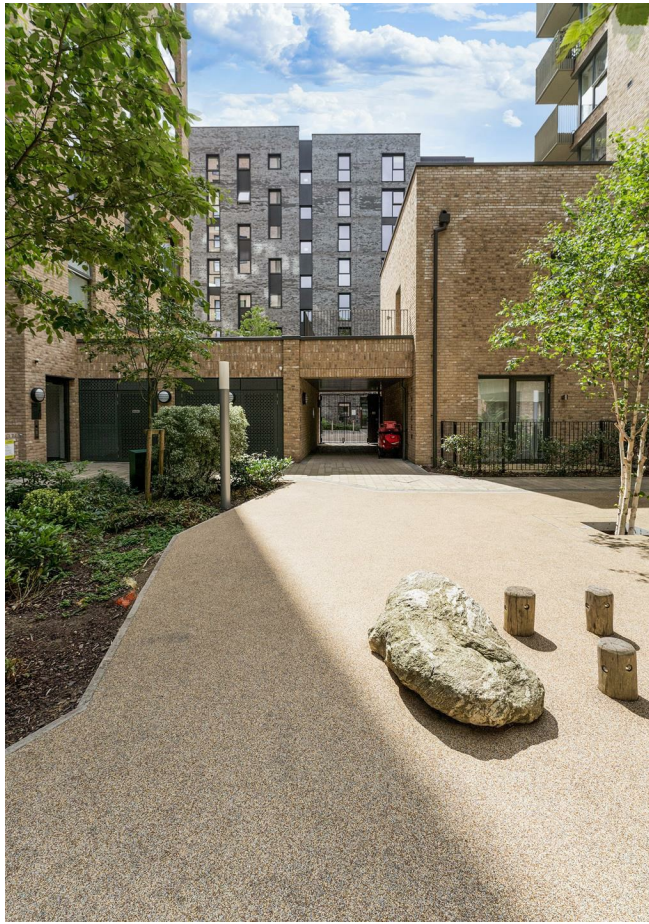
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IF YOU LIVED HERE...

Step inside and a spacious hallway welcomes you home, with built-in storage and a separate utility room helping to keep day-to-day life neatly tucked away. At the heart of the apartment is the open plan reception room and kitchen, stretching more than twenty-two feet in length. The contemporary kitchen is arranged around a central island, with sleek cabinetry, integrated appliances and plenty of workspace, while the living and dining areas flow naturally towards the balcony.

The balcony is a lovely extension of the living space, offering room for seating, container planting and a quiet morning coffee above the neighbourhood. Both bedrooms are set away from the main living area, giving the layout a calm and practical feel. The principal bedroom benefits from fitted wardrobes, while the second bedroom is also a generous double, well suited to guests, working from home or simply extra breathing room.

Completing the layout is a smart family bathroom with a bath and

overhead shower, while the separate utility room is a particularly useful addition, especially in an apartment of this size.

WHAT ELSE?

- St James Street Overground station is a short walk away, while nearby Walthamstow Central provides quick Victoria line and Overground connections into Central London. Queens Road Overground station is also close at hand, giving you excellent transport options across the capital.

- The Blackhorse Beer Mile is nearby, home to local favourites including Signature Brew, Exale Brewing and Big Penny Social.

- Walthamstow Wetlands is within easy reach, offering walking trails, wildlife spotting and waterside views.



WORD 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 ASSISTANT BRANCH MANAGER

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