



Kitchen / Lounge / Diner
11'9" x 18'8"

Storage

Hall

Bathroom
6'11" x 6'5"

Bedroom
9'2" x 10'8"

Storage

Balcony
8'6" x 7'1"

THIRD FLOOR

Total Area (Excluding Balcony): 41.1 m² ... 442 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



39 TRACK STREET, WALTHAMSTOW Offers In Excess Of £300,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Apartment
- Third Floor
- Private Balcony
- Open plan Kitchen Living Area
- Moments from St James St Station
- Close proximity to Walthamstow Central Station

Enclaved within a modern complex in the heart of sought-after Walthamstow is this bright and stylish one-bedroom apartment. Immaculate throughout, this cosy apartment boasts tasteful interiors as well as a private balcony, a serene retreat from your vibrant locale.

Ideally located, this home is positioned moments from St James Street and Walthamstow Central Station ensuring effortless commutes across the Capital via the Victoria Line and Overground services. St James Street is also home to CRATE supplying a plethora of independent cafes and eateries, offering unique dining opportunities moments from your doorstep.

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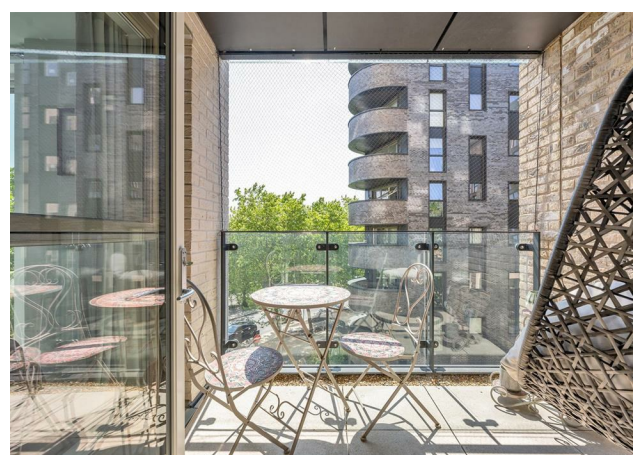
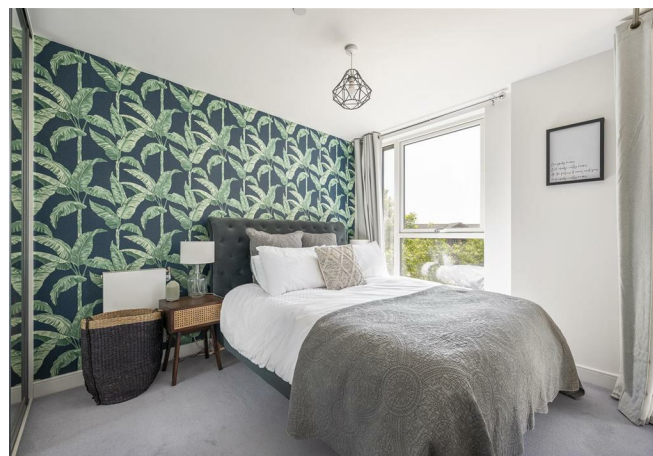
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IF YOU LIVED HERE...

Neatly tucked away on the third floor of a contemporary development moments from Walthamstow Central is this pristine one-bedroom apartment. This bright and airy residence offers a thoughtfully designed layout with an open-plan kitchen and living area that opens directly onto a private balcony—perfect for morning coffee or unwinding as the sun sets. Clean lines, generous glazing, and a well-balanced sense of space make this home feel airy and inviting throughout.

This open feel is maintained in the double bedroom, a well-proportioned space complemented by contemporary finishes in both the living and bathroom areas. Whether you're entertaining or working from home, the open-plan space adapts effortlessly to modern lifestyles. A lift-serviced building ensures ease of access, while the overall design prioritises natural light and functional flow.

With St James Street Station just around the corner and Walthamstow Central also within easy reach, you're well connected to the city and beyond. On weekends, stroll to the Walthamstow Wetlands in just twenty minutes or

explore the vibrant independent cafés, shops and street food spots that make this corner of E17 such a local favourite.

This home offers a unique opportunity to enjoy the best of E17 living right on your doorstep, with the amenities of Europe's second longest outdoor market, Walthamstow High Street, moments from away and 17&Central on your doorstep you'll be spoilt for dining and retail options.

WHAT ELSE?

- In search of green space? St James Park is moments away, slightly further will take you to Lloyd Park, a thriving social hub. Ideal for afternoon strolls and dog-walks alike, as well as home to a weekly Saturday market. Offering an excellent opportunity to get a flavour of what E17 has to offer, with over 30 stalls featuring a range of local produce as well as hot and cold cuisines.
- Lloyd Park is also home to the renowned William Morris Gallery which hosts the largest collection of Morris' work, a haven for art enthusiasts! Pop over and immerse yourself in the exhibitions or enjoy some specialty coffee or delectable Scottish dishes at their resident café and local favourite, Deeney's.
- Approximately a 20-minute walk from this property, will take you to the esteemed Walthamstow Wetlands - an expansive urban nature reserve providing a tranquil escape with its reservoirs, wildlife, and walking trails.



A WORD FROM THE OWNER...

"This has been the perfect first property for me. It is close to multiple tube/overground lines and loads of shops. I've lived here for 3 years and am the only owner so everything is still in great condition. It's a really friendly building and people are always arranging social events. If ever I need help with anything, I know a neighbour will respond."

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