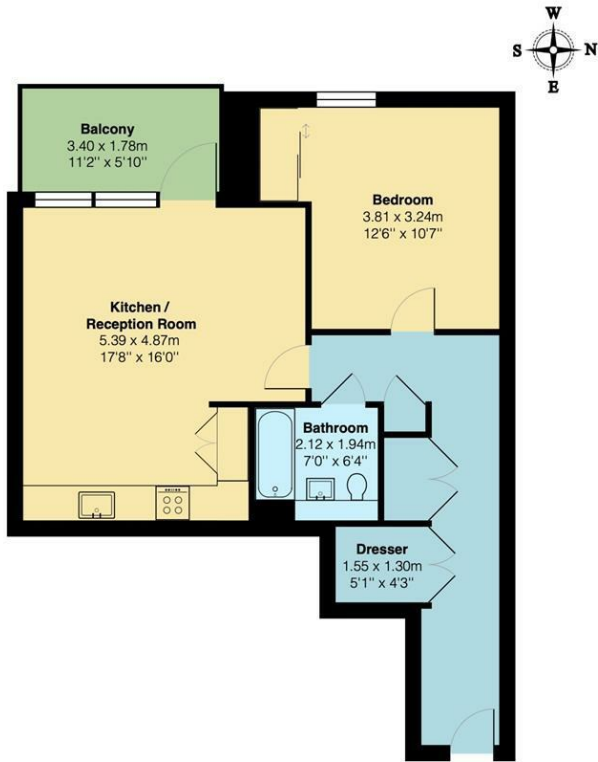




12th Floor

Total Area: 58.7 m² ... 632 ft² (excluding balcony)
All measurements are approximate and for display purposes only

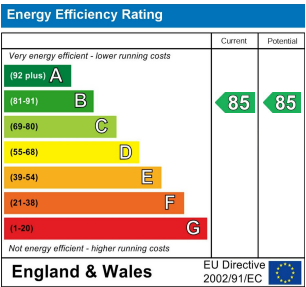
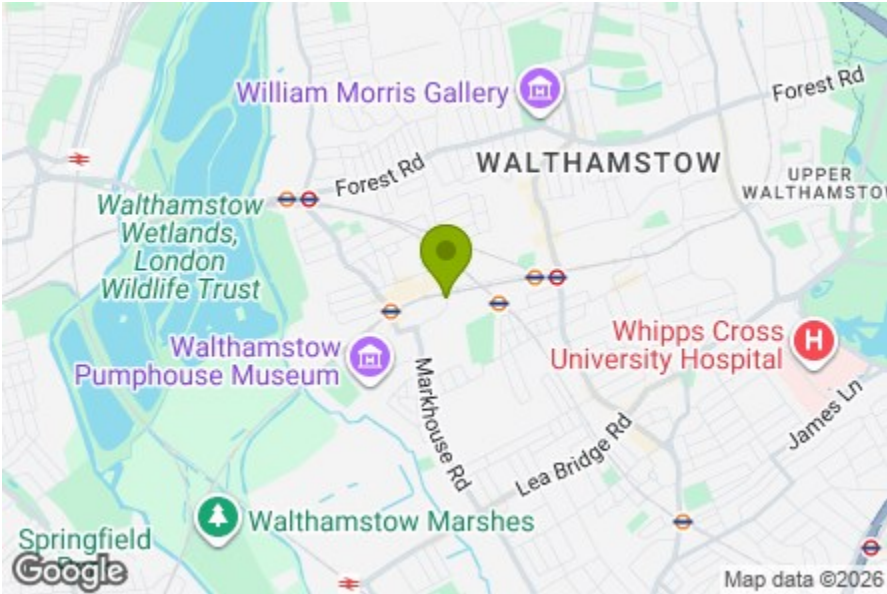
Kitchen / Reception Room
17'8" x 15'11"

Balcony
11'1" x 5'10"

Bedroom
12'5" x 10'7"

Bathroom
6'11" x 6'4"

Dresser
5'1" x 4'3"



TRACK STREET, WALTHAMSTOW

Offers In Excess Of £395,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Twelfth Floor
- Immaculately Presented
- Open Plan Kitchen Reception
- Short Distance to Walthamstow Central
- Beautiful Views

Positioned on the twelfth floor, this immaculately presented one-bedroom apartment enjoys an elevated outlook with far-reaching views across the city. The layout centres around an open-plan kitchen and reception room, creating a comfortable setting for modern living and entertaining. Finished in a clean, contemporary style throughout, the apartment feels well cared for and ready to enjoy from day one. Its location places Walthamstow Central within a short distance, making daily travel and access to wider London particularly convenient. A home that balances elevation, outlook and connectivity in an established East London setting.

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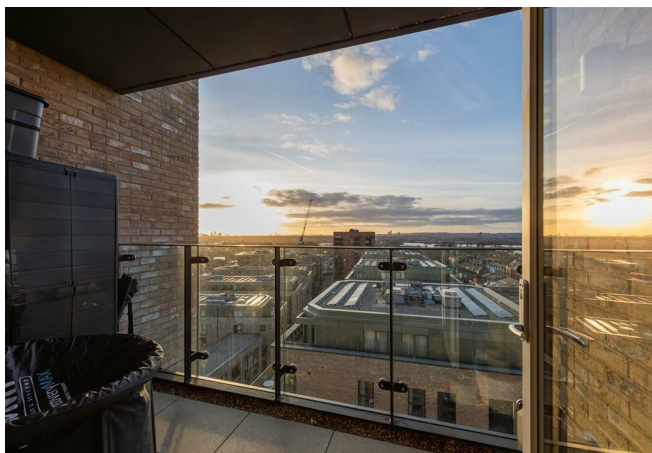
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IF YOU LIVED HERE...

Set within a modern apartment building defined by clean lines and large windows, this twelfth-floor home sits amid landscaped communal surroundings that feel well maintained and thoughtfully arranged. Inside, a welcoming hallway with wood flooring creates an inviting first impression and leads comfortably through the apartment. Two built-in storage cupboards are positioned along the way, one deep enough to function as a walk-in dressing cupboard and currently arranged with hanging space and shelving, helping everyday storage feel neatly resolved from the outset. At the heart of the home, the kitchen and reception room unfolds as a generous, well-planned living area with full-height glazing drawing in plenty of natural daylight and opening directly onto the balcony. Seating and dining areas sit naturally within the layout, while the contemporary kitchen runs neatly along one side, finished with soft-toned herringbone tiling that adds a subtle layer of texture. A neutral palette and wood flooring give the room a modern, easy-going feel that suits both everyday living and entertaining. The balcony extends the living area outdoors, offering room for seating and an uninterrupted aspect across the city, framed by glazed panels that allow the outlook to take centre stage. The bedroom is a well-proportioned double with full-height glazing and an open outlook, complemented by a built-in wardrobe and a layout that feels balanced and comfortable. The bathroom is finished in large-format soft grey

tiling, with a bath and rain shower set along one wall and a pleasing sense of proportion that gives it a well-considered, spacious feel. Residents also benefit from access to a communal rooftop terrace, where planted borders, seating and wide-reaching skyline views create a sociable setting above the city. The surrounding neighbourhood offers a lively mix of everyday convenience and local character. Creative energy centres around CRATE St James Street, home to independent makers, food spots and pop-ups, while nearby Weir dough Bakery is a favourite for artisanal bakes. Walthamstow Village adds a contrasting pace, with cobbled streets, boutiques and well-loved spots such as Berns & the Beans and The Castle. Culture is close at hand with the Soho Theatre Walthamstow, while green escapes include St James Park for daily walks and the expansive Walthamstow Wetlands offering waterside paths and wide skies.

WHAT ELSE?
Transport links are particularly convenient, with St James Street Station around a five-minute walk away, offering direct services into Liverpool Street Station. Walthamstow Central Station is approximately nine minutes on foot, providing both Underground and overground connections, while Walthamstow Queens Road Station sits just six minutes away, adding further flexibility for journeys across the city.



A WORD FROM THE OWNER...

"Amazing links to the city - St James Street (5 minute walk) is a 13 minute overground train into Liverpool Street. Walthamstow Queens Road (5 minutes walk) great links via overground and Walthamstow Central (7 minute walk) has the Victoria line underground into central London. At Kings Cross in 15 minutes.

Walthamstow has a variety of great cafes, shops, coffee shops, restaurants and quirky things to do. Great area for young people, career-focussed couples and families. Lots of options for nurseries nearby, brilliant soft-play in the Mall.

Great parks and lovely walks to go on locally. The Walthamstow wetlands, Epping Forest and Waltham Forest offer great options!

Riders Tower has a brilliant group of residents that are helpful and friendly. All connected on a private WhatsApp chat. Great community to be a part of.

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