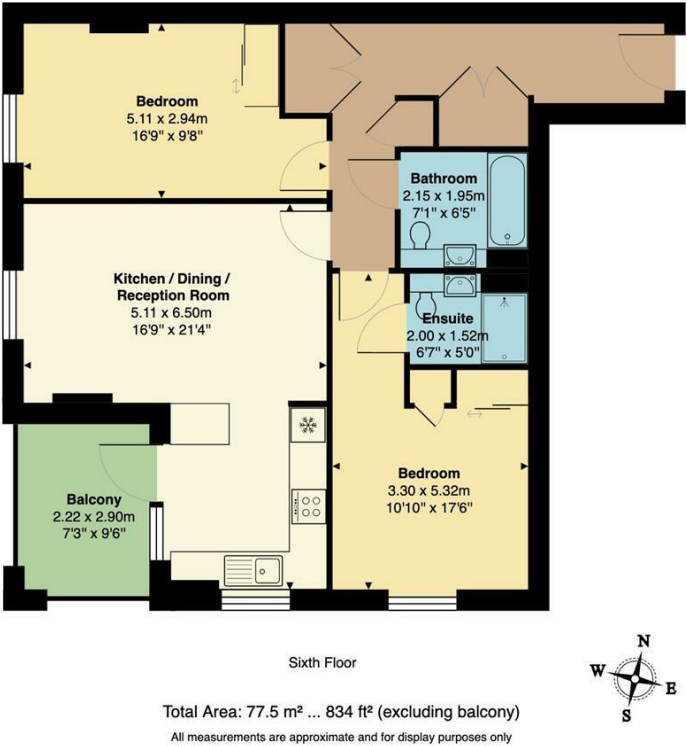




Bedroom
16'9" x 9'7"

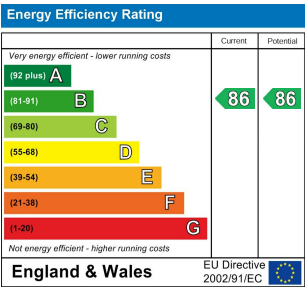
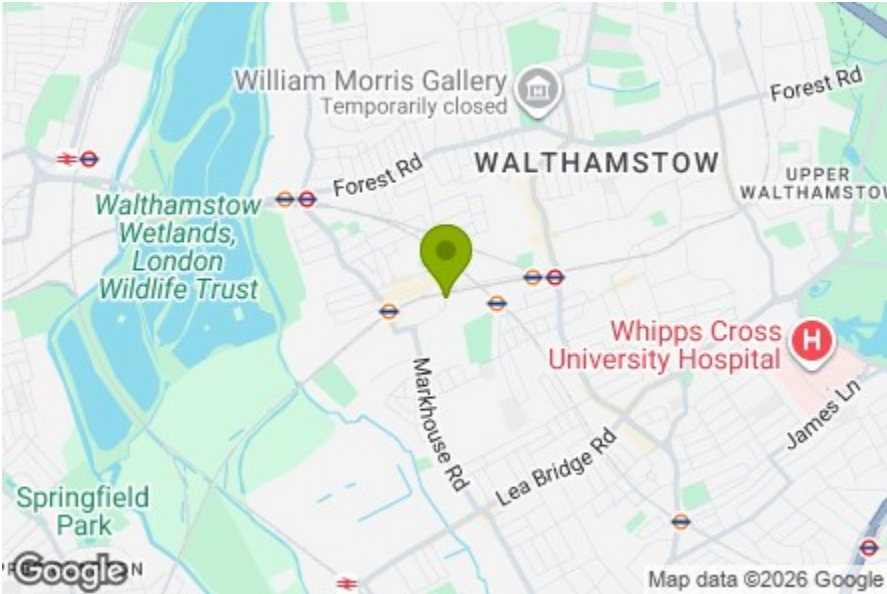
Kitchen / Dining / Reception Room
16'9" x 21'3"

Balcony
7'3" x 9'6"

Bedroom
10'9" x 17'5"

Ensuite
6'6" x 4'11"

Bathroom
7'0" x 6'4"



TRACK STREET, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Two Bathrooms
- Sixth Floor
- Beautifully Presented
- Approx 834 square feet
- Air Conditioning installed
- Short walk to St James Street Station

A beautifully presented two bedroom apartment on the sixth floor of Riders Tower, with a generous open-plan living space, south-west facing private balcony and two bathrooms. The location is particularly well connected, with St James Street, Walthamstow Queen's Road and Walthamstow Central all within half a mile, giving you easy access to the Overground and Victoria line

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IF YOU LIVED HERE...

The entrance hall provides access into the apartment, with useful storage and a powerful air conditioning unit positioned here to cool all the rooms. There's also an MVHR fresh air system throughout. The kitchen, dining and reception room forms a bright, sociable space with wood-effect flooring and windows bringing in plenty of daylight. Sleek grey cabinetry and dark worktops give the kitchen a clean contemporary finish, while the dining and seating areas have plenty of room to breathe. A door leads directly from the kitchen area onto the south-west facing balcony, a particularly lovely spot for making the most of the afternoon and evening light.

The two bedrooms sit at opposite ends of the apartment and both are accessed from the hallway, with one also benefiting from its own ensuite shower room. Both are generously proportioned and finished in soft, calm tones, with custom shutters adding a particularly thoughtful touch. The main bathroom sits off the hall and has a bath with shower above, while the ensuite is finished with a walk-in shower. At approximately 834 square feet excluding the balcony, the layout feels notably spacious, with the two bathrooms and separation between bedrooms making everyday life particularly comfortable.

There's plenty to appreciate elsewhere in Riders Tower too. Residents have access to a communal rooftop terrace with planting, seating and far-reaching views across London, while concierge is available from 7am to 7pm throughout the year. Dedicated bike storage for Riders Tower residents adds another useful everyday detail.

WHAT ELSE?

- St James Street station is just 0.2 miles away, with direct London Overground services into Liverpool Street and the City. Walthamstow Central is 0.4 miles away for the Victoria line and Overground, while Walthamstow Queen's Road is 0.3 miles away, with Overground connections towards Hampstead Heath and Leytonstone.
- Walthamstow Market stretches along the nearby High Street, while CRATE St James Street brings together independent food, coffee, shops and regular events close to St James Street station.
- Beaten by a Whisker is tucked just behind St James Street station for small-batch sourdough, cakes and coffee, while Walthamstow Wetlands offers a vast stretch of open space a little further west.



A 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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