

Storage
Bathroom
6'5" x 6'11"
Reception Room / Kitchen
15'10" x 18'3"
Balcony
11'1" x 5'2"
Bedroom
10'7" x 12'5"

9th Floor

Total Area: 59.5 m² ... 640 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	85
(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



TRACK STREET, WALTHAMSTOW

Offers In Excess Of £390,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom
- Modern Build Apartment
- Well Presented
- Balcony
- 640 Sq Ft
- Close to St James Street

A well presented one bedroom apartment set within a modern development, moments from St James Street and well placed for the best of this lively pocket of Walthamstow. With excellent local favourites, strong transport links and green spaces all close by, it's a home that offers a lovely balance of connection and calm.

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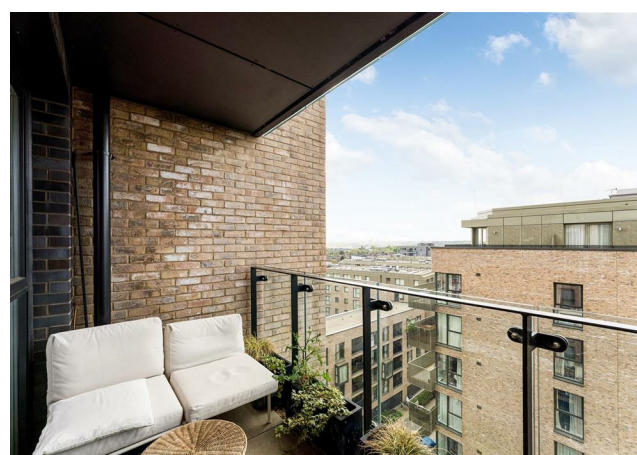
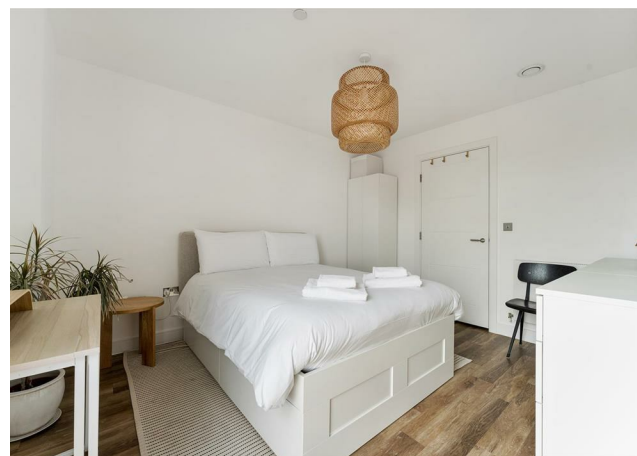
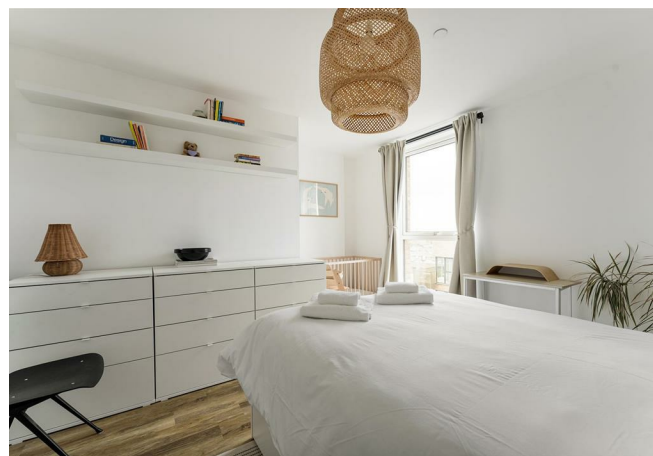
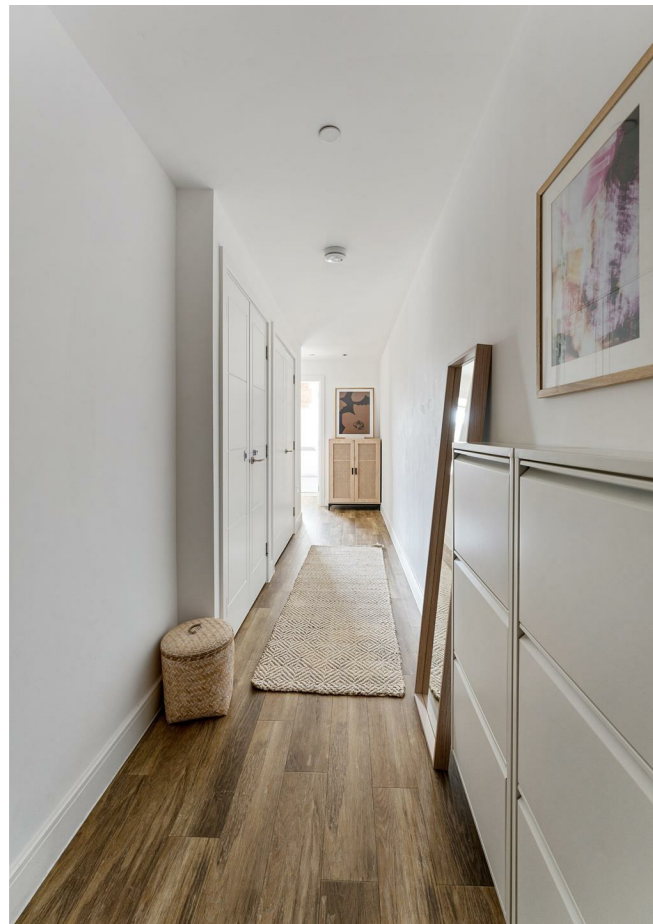
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IF YOU LIVED HERE...

Set on the ninth floor and unfolding across 640 square feet, this is a thoughtfully arranged home with a calm, contemporary feel. A long entrance hall gives you a pleasing sense of arrival and also provides spacious storage, always useful in apartment living. At the end of the hall, the open plan kitchen and living space opens out beautifully, with generous proportions, soft natural light and plenty of room to cook, eat and unwind. The kitchen sits neatly along one side with sleek cabinetry, clean finishes and all appliances included, while the living area leads directly out to the balcony for an easy extension of the space in warmer months.

The bedroom is a bright and restful room with well judged proportions, finished in the same light, understated palette seen throughout the home. It feels carefully considered rather than overstated, with a simple, modern finish that makes it easy to settle straight in. The bathroom continues that polished feel, with smart tiling, a full bath and overhead shower, adding to the sense of a home that has been well cared for and is ready to move into.

There's more to enjoy beyond your front door too. 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, with a remarkable 360 degree outlook across London. Concierge is available in the building from 7am to 7pm all year round, a genuinely useful part of daily life, especially for taking in parcels when you're out. There's also dedicated bike storage for Riders Tower residents only, adding another thoughtful practical touch.

WHAT ELSE?

- St James Street Station is a short walk away, with Walthamstow Central also within easy reach for quick links across London.
- You're close to local favourites for coffee and food, as well as the wider mix of independent spots around St - James Street and central Walthamstow.
- The communal rooftop terrace brings a real sense of occasion, with seating, planted borders and far-reaching views, while the friendly concierge service and dedicated bike storage make everyday living that bit easier.



A WORD FROM THE OWNER...

"We've really enjoyed living here, especially the friendly and supportive neighbours. There's a helpful local group chat, and it's a great area for animal lovers with an active and welcoming community. The concierge team are always kind and professional.

The location offers excellent amenities, including nearby green spaces such as St. James Park, Lloyd Park, and Walthamstow Wetlands. There are also great local bakeries and places to eat, including Weirdough Bakery, Beaten by a Whisker, Big Penny Social, and Crate on St. James Street, as well as cultural spots like Soho Theatre and the William Morris Gallery.

Transport links are very convenient, with the Victoria Line from Walthamstow Central, two Overground stations (St. James Street and Walthamstow Queen's Road), and numerous bus routes."

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