



ST. JAMES'S STREET, LONDON, E17
£325,000 SHARE OF FREEHOLD

SPACIOUS ONE-BEDROOM APARTMENT IN THE HEART OF ST JAMES, E17

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DESCRIPTION:

Set within the ever-popular St James area of Walthamstow, this exceptionally generous one-bedroom apartment offers stylish living in a vibrant and well-connected neighbourhood.

Upon entering, you're welcomed by a spacious hallway—perfect for adding bespoke storage or a home office nook. The property boasts a contemporary kitchen with an integrated breakfast bar, ideal for casual dining or entertaining. A separate, well-proportioned reception room provides a comfortable space for relaxing or entertaining.

Upstairs, you'll find a luxurious and expansive bathroom suite alongside a larger-than-average double bedroom, offering plenty of storage and excellent light entering from large windows. The property also offers a communal terrace which is the perfect spot to enjoy long summer evenings.

Perfectly located just a short walk from both St James Street Overground and Walthamstow Central Underground stations, this apartment offers excellent transport links into Central London. With a wide array of local amenities, independent shops, cafés, and the famous Walthamstow Market all on your doorstep, this home offers the best of East London living.

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St. James Street, E17

Approximate Gross Internal Area = 62.6 m² / 673 ft²



▼ First Floor



▼ Second Floor



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This plan is for layout guidance only and is not to scale unless stated. All dimensions, including windows, doors, fittings, and the total area, are approximate measurements. Produced by a



Certified
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Measurer

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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