



ST. JAMES'S STREET, LONDON, E17
£350,000 LEASEHOLD

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

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

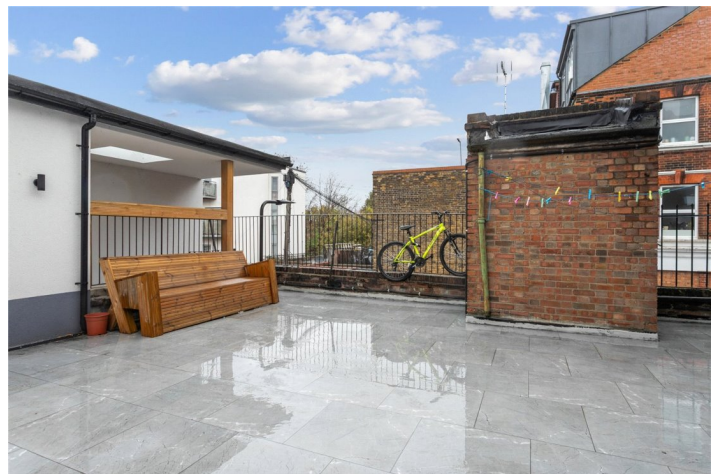
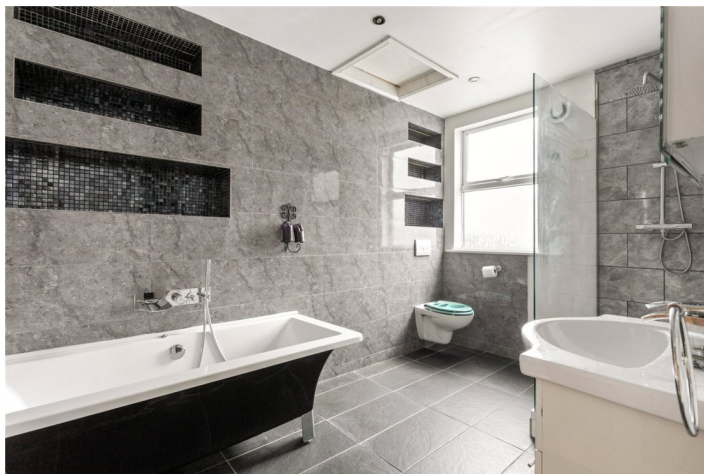
Set within the ever-popular St James area of Walthamstow, this exceptionally generous one-bedroom apartment offers stylish living in a vibrant and well-connected neighbourhood.

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.

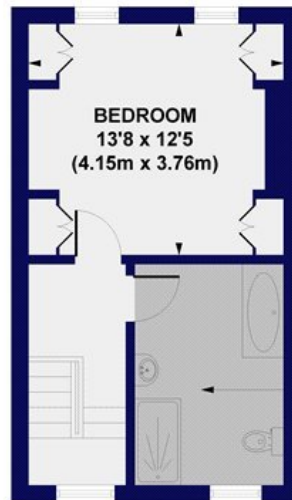
Perfectly located just a short walk from both St James Street Overground and Walthamstow Central Underground stations, this apartment offers excellent transport links into Central London. With a wide array of local amenities, independent shops, cafés, and the famous Walthamstow Market all on your doorstep,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

Winkworth

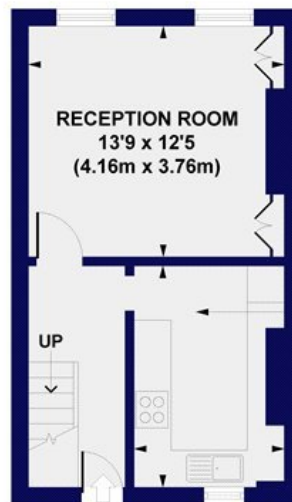


Winkworth

St. James's Street, E17
Approx. Gross Internal Floor Area 672 sq. ft / 62.41 sq. m



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 336 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 336 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

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		

<https://www.winkworth.co.uk/sale/property/CLS250411>

Tenure: Leasehold

Term: To be increased from 86 years to 187 years prior to exchange.

Service Charge: £500 per annum

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were

Hackney | 020 8986 4216 | hackney@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.