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St. James's Street Walthamstow E17 7PF

First Floor Leasehold Flat
Asking Price £365,000



With bright interiors, a stylish kitchen and your own terrace, this welcoming one double bedroom flat makes an appealing home in an excellent St James location. Set on the first floor and offering approximately 409 sq. ft. of thoughtfully arranged living space, it comes with the added advantage of no onward chain. The heart of the home is the open-plan reception and kitchen, where generous glazing brings in plenty of natural light and double doors open onto the private terrace. Light wood-effect flooring creates a warm backdrop, with space to settle into a comfortable sofa and enjoy a relaxed evening or catch up with friends. The modern fitted kitchen sits neatly to one side, combining sleek gloss cabinetry with contrasting light worktops and under-cabinet lighting. An integrated oven, hob and extractor complete the contemporary finish, while a generous range of cupboards provides plenty of room for everyday essentials. Measuring approximately 13ft in length, the double bedroom offers a comfortable retreat, with space for bedroom furniture and a dressing table or desk. Double doors provide direct access to the terrace, creating a lovely connection to the outside. The bathroom is finished with large-format wall and floor tiles and a bath with an overhead shower. A useful hallway cupboard adds further storage. Stretching across both the living room and bedroom, the decked terrace is a particularly welcome addition, offering room for a bistro table, chairs and favourite plants. Whether enjoying a morning coffee or unwinding at the end of the day, it gives this inviting home an extra space to enjoy. With its modern interiors, outside space and excellent St James setting, this is an appealing opportunity for anyone looking for a first home, with no onward chain making the move all the more attractive.

Living here places you right in the heart of one of Walthamstow's most vibrant and fast-growing neighbourhoods. Just 140 Yards away is St James Street Station, making your daily commute effortless. From here, the Overground will take you into London Liverpool Street in around 15 minutes, offering swift connections across the City and beyond. Blackhorse Road station is also within easy reach for access to the Victoria line, providing direct links to King's Cross, Oxford Circus and Victoria, ideal for professionals travelling into central London. You're perfectly positioned to enjoy the very best of local independent culture. Just moments away is the ever-popular CRATE17, a creative hub packed with boutique-style shops, co-working spaces, cafés, restaurants and bars. Whether it's a morning coffee, casual brunch or evening drinks, there's always something happening here. For green space, you're spoilt for choice. The expansive Walthamstow Wetlands, one of Europe's largest urban nature reserves, is within walking distance, providing miles of scenic walking and cycling routes with tranquil reservoir views. From excellent transport links and thriving local amenities to beautiful open spaces and a strong sense of community, St James Street offers the perfect balance of connectivity and lifestyle, making it one of E17's most desirable places to call home.



0.1 Miles



1



Terrace



1



Permit Parking



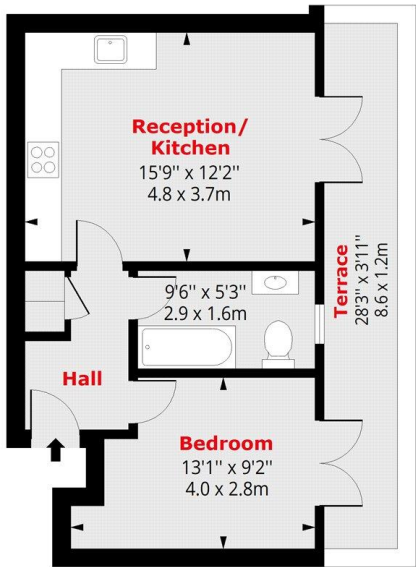
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Floor Plans



St James Street E17

Approx. Gross Internal Area 409 Sq Ft - 38.00 Sq M
Approx. Gross Terrace Area 111 Sq Ft - 10.31 Sq M



First Floor

Floor Area 409 Sq Ft - 38.00 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 26/10/2026

Ratings

Energy Efficiency Rating
Council Tax Band

TBC
B