

Storage
Storage
Bedroom
10'2" x 11'9"
Ensuite
5'3" x 7'1"
Bedroom
312 x 318
Bathroom
5'6" x 7'3"
Kitchen/Lounge/Diner
19'10" x 12'3"

Total Area: 66.2 m² ... 713 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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



THOMAS JACOMB PLACE, WALTHAMSTOW

Offers In Excess Of £460,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- Two Bathrooms
- Own Parking Space Behind Security Gates
- 5th (Top) Floor
- Stunning Views
- No Chain
- Central Walthamstow Location
- Communal Gardens
- Enclosed Bike Sheds
- Private Playground

A bright and beautifully maintained two bedroom, two bathroom apartment set on the fifth and top floor of a contemporary development in central Walthamstow. With far-reaching views across the London skyline, your own allocated parking space behind secure gates and the rare advantage of being offered chain free, this is an easy, well connected home with a real sense of elevation and calm.

Laid out across one level and designed with everyday living in mind, the apartment offers a practical and well considered layout, with lift access to the top floor and a reassuringly private feel above it all. From here, you are just moments from the buzz of the town centre, yet wonderfully removed from the pace below.

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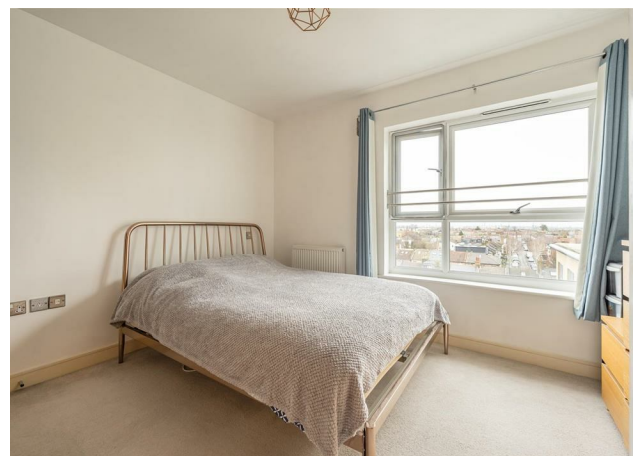
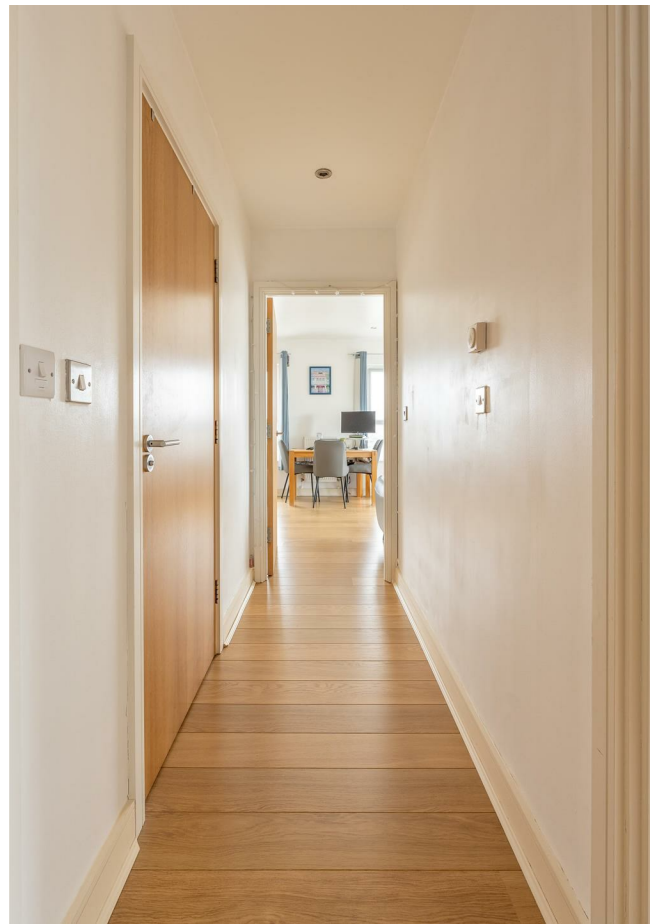
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IF YOU LIVED HERE...

You would step into a light filled open plan kitchen and reception room, where large windows frame those open, panoramic views and draw in plenty of natural daylight. The living space is generous and easy to arrange, with room to dine as well as relax, while the kitchen is neatly integrated with sleek cabinetry and clean lines that keep the overall look calm and uncluttered. Being on the top floor gives the whole apartment a sense of openness, with sky above and rooftops stretching out beyond.

The two bedrooms are thoughtfully positioned for comfort and privacy. The principal bedroom enjoys its own en suite shower room, finished in a contemporary style, while the second double sits close to the main bathroom, making the layout especially practical for guests, sharers or a small family. Both bathrooms are well maintained and cohesive in design, and the apartment as a whole is beautifully kept, ready to move straight into. Outside, your allocated parking space behind security gates adds everyday ease, a welcome luxury in such a central location.

WHAT ELSE?

You're just a short walk from Walthamstow Central Station, where the Victoria line and Overground offer swift, reliable connections into the City and West End.

The independent shops, bars and restaurants of Walthamstow Village are close by, offering everything from relaxed brunch spots to cosy evening dining.

For green space, Lloyd Park is within easy reach, home to the William Morris Gallery and plenty of room to stretch your legs.



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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