



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	80
		EU Directive 2002/91/EC	



THOMAS JACOMB PLACE, LONDON

£1,900 Per Calendar Month
 1 Bed Apartment - Purpose Built



Features:

- Spacious One Bed Apartment
- Available August
- Walthamstow Central Location
- Bright Open Plan Kitchen/Reception
- Dual Aspect
- Ample Storage
- Communal Gardens
- Bike Storage

A sleek and stylish finished one-bedroom apartment situated on the fourth floor of a smart block, just moments from Walthamstow Central. Designed with modern living in mind, you'll find ample storage, high spec appliances, contemporary fittings and pristine decor. And beyond the charming communal gardens, everything that Walthamstow has to offer is a hop and a skip away.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll really appreciate the neutral decor and warm engine timbered floors, while the recessed spot lighting combined with the generous glazing means you have an extra touch of brilliance in your home.

There's plenty of space for dining or working, and the kitchen area comes with spotless units - the contrast in tone is an excellent design flourish.

You'll really enjoy having the fourth floor view from your well placed corner balcony - it creates an excellent sense of space and privacy, not to mention the fact that living at height can be very energy efficient.

The bathroom is equally immaculate, with a shower over the tub and modern tiling. As for the bedroom, you'll find built-in storage

and a deep blue accent wall. Finally, the hallway has more built-in storage.

Within a short hop of your building you have some excellent food and drink options, including ramen joint Tonkotsu and sourdough specialist Today Bread, which is situated within the iconic Central Parade building, home to some excellent independent stores and studios.

Head the short distance to the High Street and you'll find Europe's longest market as well as the excellent Japanese restaurant Taro, which is housed in the old pie and mash shop (it's a listed space so you can still enjoy the old traditional features) and Forest Cinemas, amongst other perks.

Walthamstow Central station is moments away, where you have access to the Victoria line and Weaver Overground.



WHAT ELSE?

- Soho Theatre Walthamstow, the brand-new 1,000-seat performance venue, is open just moments from your front door. This vibrant space hosts an exciting mix of theatre, comedy, music, and live events, bringing top-quality entertainment right to your neighbourhood.
- Despite all this urban living, you're actually still surrounded by greenery; Lloyd Park is strolling distance, where you'll also find the William Morris Gallery, the former home of Walthamstow's most famous son and a great place for rotating exhibitions.
- Walthamstow Village is just a short stroll away, offering even more food and drink options, such as the Queens Arms pub and E17 store ('London's poshest Spar' according to the Evening Standard).

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