



## Thomas Jacomb Place, Walthamstow, London, Offers In Excess Of £315,000

**FOR SALE**



Leasehold

- Modern ground floor purpose built flat
- 1 Double bedroom
- Open plan lounge/kitchen
- Gated community
- Double glazing
- Gas central heating
- Walthamstow Central Tube station 0.2 mile
- EPC rating: C (80) & Council tax band: C
- Communal garden
- Internal: 490 sq ft (45 sq m)

Located within a secure gated community, this modern ground-floor purpose-built flat offers an ideal blend of contemporary style and urban convenience. The property is neutrally decorated throughout, providing a bright, versatile canvas ready for immediate occupation.

The heart of the home is an expansive open-plan lounge and modern kitchen, designed to maximise both light and social space. The kitchen area is finished with sleek cabinetry and integrated appliances, flowing seamlessly into the living area, which serves as a comfortable retreat for relaxing or entertaining.

The accommodation continues with a spacious double bedroom featuring built-in storage, ensuring a clutter-free environment. This is complemented by a modern bathroom featuring contemporary fixtures and a clean, crisp finish. Practicality is further enhanced by additional storage in the hallway, keeping everyday essentials tucked away.

Residents also enjoy access to a well-maintained communal garden; situated in the corner, the property benefits from an adjacent bench area that is rarely used by others, providing the feel of a private outdoor space.

With the best of Walthamstow on its doorstep, this home is ideally situated for both easy commuting and local culture. Walthamstow Central station is just a short stroll away, offering quick access to Victoria Line and Overground services.

The local area is a hub of activity, with the 17&Central shopping centre and the High Street, home to a famous market and cafes, shops, restaurants and bakeries, right on your doorstep. For those seeking green space, the Walthamstow Wetlands, marshes and Lloyd Park are all within easy reach, while the charming Walthamstow Village offers a relaxed, historic atmosphere. For evening entertainment, Soho Theatre Walthamstow and the award-winning Ye Olde Rose and Crown theatre pub are both within easy walking distance, placing the very best of E17's cultural scene at your fingertips.

Shall we take a look?

# Thomas Jacomb Place, Walthamstow, London, E17

## DIMENSIONS

**Communal Entrance**  
Via communal security entry door leading into:

**Communal Hallway**  
Door to all floors and flat.

**Entrance**  
Via flat entrance door leading into:

**Entrance Hallway**  
Door to all rooms.

**Open plan lounge/kitchen**  
20'8 x 13'2 (6.30m x 4.01m)  
Doors leading onto communal garden.

**Bedroom**  
13'2 x 10'2 (4.01m x 3.10m)

**Bathroom**  
7'2 x 5'7 (2.18m x 1.70m)

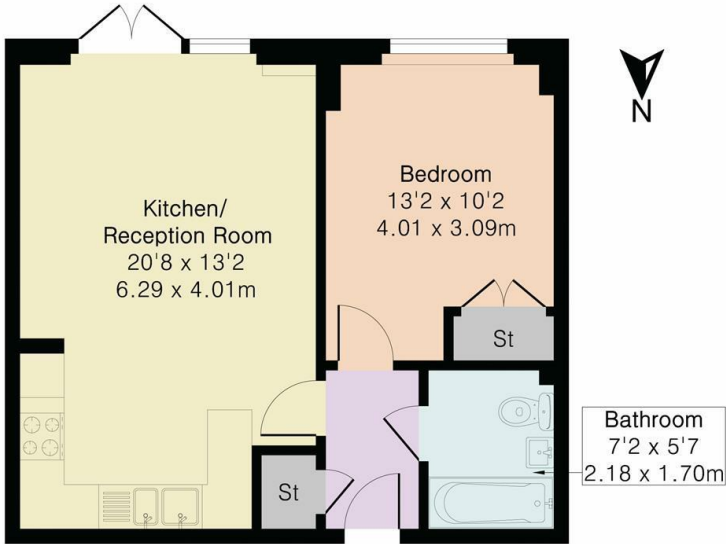
**Communal Garden**

**Additional Information:**  
Lease Term: 125 years (less 3 days) from 1 January 2006  
Lease Remaining: 105 years remaining  
Ground Rent: £0 - Peppercorn  
Service charge: £1,693.32 per annum  
Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C

**Disclaimer:**  
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

**Approximate Gross Internal Area 490 sq ft - 45 sq m**



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	80
England & Wales		
	EU Directive 2002/91/EC	

## LOCATION



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