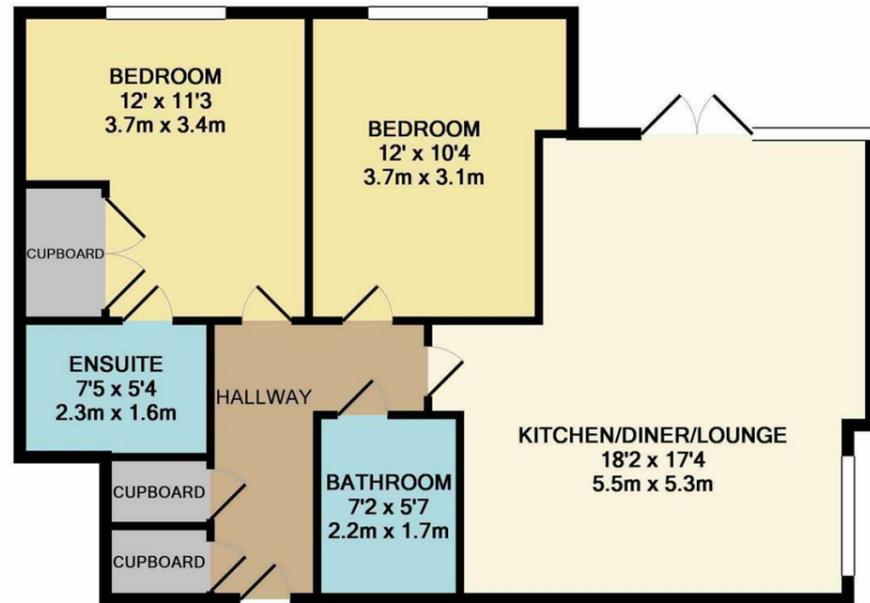


Thomas Jacomb Place, Walthamstow, London, E17

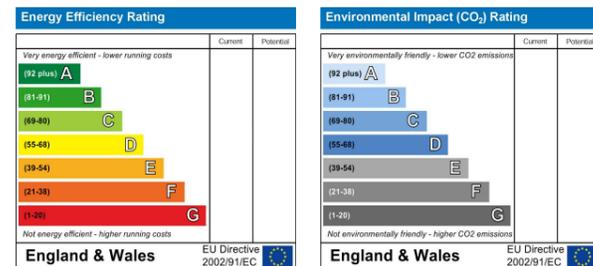
FLOORPLAN



TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.2 SQ.M.)

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
Made with Metropix ©2019

EPC CHART



The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

40 Orford Road, Walthamstow, London E17 9NJ

✉ info@estates17.co.uk ☎ 020 8520 9300 🌐 www.estates17.co.uk



You may download, store and use the material for your own personal use and research. You may not republish, retransmit or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Thomas Jacomb Place, Walthamstow, London, E17

Offers In Excess Of £400,000

Leasehold

FOR SALE

🚗 1 🏠 2 🏠 2

- Modern Purpose Built Flat
- Two Double Bedrooms
- Double Glazed & Gas Central Heating
- Open Plan Lounge/Kitchen/Diner
- Close Proximity To High Street Amenities
- 0.2m To Walthamstow Central Tube Station
- Communal Garden
- Allocated Parking Space
- No Onward Chain
- 681 Sq Ft (63.2 Sq M)

This two bedroom, ground floor flat, is located in one of our favourite developments in E17 – Thomas Jacomb Place. The building and grounds are immaculately maintained, and it's quietly tucked away just off the High Street. The flat itself, in addition to being well presented, is thoughtfully laid out, it's 63 square metres accommodating two double bedrooms (one with en suite shower room), family bathroom and a fantastic, open plan kitchen/diner/lounge. As well as this part of the flat being a wonderful space, be it for entertaining friends or relaxing with a cuppa and a good book, it also offers views of (and access to) the communal gardens. What could be better than sitting on the patio area outside the French doors, enjoying a morning coffee now that Spring has finally sprung? All in all, a delightful property, and one we think will prove very popular indeed...

✉ info@estates17.co.uk ☎ 020 8520 9300 🌐 www.estates17.co.uk





Living here...

Wondering what to do today? It may take a while to decide, as there's a lot to choose from. You could wander up the High Street to catch a movie at The Scene, followed by lunch in The Chequers, or grab a cocktail at Mirth Marvel & Maude before heading to The Rose & Crown to catch a play in the theatre there. Head in the other direction and the wide open spaces of Walthamstow Wetlands beckon, or you could grab some mates for a game of 5-a-side at the Douglas Ayre sports centre, followed by a well deserved pint in The Coppermill. You could even jump on the tube at Walthamstow Central and be in the West End in a flash. So much to do, so little time...



In This Area - By Walthamstow Diary

Get off the tube at Walthamstow Central and find the world waiting for you. Honestly, this is no exaggeration - if you want something, you'll likely find it not too far from the station. The market, the longest in Europe, is busy and thriving. Pick up fresh fruit and veg, or visit the rotisserie stall on a Saturday for the best pork or chicken baguettes in town. Next to the market we have a shopping centre packed with high street names, and right at the top of the High Street you'll find the cinema and retail complex. Called The Scene, it is home to a ten screen Empire cinema, Pizza Express, and loads of other bars and restaurants. Just around the corner from this new cinema, is a very old one. The Granada opened in 1930, and after a long campaign by local residents reopened as a bar and live music venue. Now called Mirth, Marvel & Maud, this building is simply stunning. The hustle and bustle of the High Street is contrasted by the quiet residential streets that surround it. This part of Walthamstow really gives you the best of both worlds, a shopping hub, nightlife, and peace and quiet at home.

DIMENSIONS

Communal Entrance
Via security entry door leading into:

Communal Hallway
Door leading to flat.

Entrance (Flat)
Via entrance door leading into:

Entrance Hallway
Door to kitchen/lounge/diner, bedroom one, bedroom two & bathroom.

Open Plan Lounge/Kitchen/Diner
18'2 x 17'4

Bedroom One
12'0 x 11'3
Door to:

Ensuite
7'5 x 5'4

Bedroom Two
12'0 x 10'4

Bathroom
7'2 x 5'7

Communal Garden

Off Street Parking
Allocated parking space.

