



Kitchen / Lounge / Diner  
13'1" x 20'7"

Bathroom  
5'6" x 7'1"

Bedroom  
10'1" x 10'8"

Storage

Storage

Total Area: 45.6 m<sup>2</sup> ... 491 ft<sup>2</sup>  
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		
(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 £330,000 Leasehold  
1 Bed Flat



Features:

- One Bedroom
- Fourth Floor
- Lovely Views
- Central Walthamstow Location
- EWS1 Compliant
- Lift
- Communal Gardens

Constructed in 2008, this sought-after modern development quickly became one of the area's most desirable places to live just moments from the beating heart of Walthamstow Central. Elevated on the fourth floor, this one-bedroom apartment offers exclusive access to gated communal gardens, a lift for effortless living, and an unbeatable location. Security is assured with CCTV and video door entry, while EWS1 compliance adds an extra layer of confidence. With Walthamstow Central Station just 0.2 miles away, the city is yours to explore at a moment's notice.

REQUEST A VIEWING  
0203 397 9797

E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

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#### IF YOU LIVED HERE...

As you step through the door, a generous hallway awaits, with two large built-in cupboards immediately to your right—perfect for tucking away coats and shoes.

To the left, conveniently positioned near the entrance, is the immaculate modern bathroom. Featuring a crisp white suite and white tiling, it offers a large mirrored area and a striking oval designer basin set on a wooden countertop. The sandstone flooring keeps the space light, while soft downlighting adds a flattering touch.

The double bedroom (110.09 ft²) is a bright, inviting retreat with soft honey-beige carpeting that enhances the room's warmth.

At the rear, the open-plan kitchen/reception room stretches an impressive 20 feet, creating a bright and stylish space perfect for socialising. The kitchen runs along the back wall, complete with integrated appliances and a gas hob for precise cooking. An island further maximises your workspace, while beige granite countertops bring a sophisticated natural touch. The cabinetry blends white and wood finishes, harmonising with the warm wooden flooring, and a subtle band of pale aqua tiles adds a refreshing pop of colour to complete the chic design.

Floor-to-ceiling glazing at the opposite end floods the room with natural light,

offering breathtaking views over the neighbourhood. A Juliet balcony invites fresh air in—ideal for warm summer days. Facing east, this elegant living space is bathed in the soft glow of morning light, making every sunrise a serene start to your day.

With an active Resident's Association, complete with its own Google Group and Facebook page, this property is perfect for a first-time buyer looking for both community and comfort.

#### WHAT ELSE?

- Walthamstow Central Station is an 8 minute walk away connecting you to the London Underground, National Rail and bus services. Liverpool Street is just 15 minutes on the overground, King's Cross St Pancras is 14 mins and Oxford Circus is just 20 minutes away on the Victoria Line and since it's the start of the line, you'll always find a seat.
- Walthamstow Village is just a 15-minute stroll away, offering an eclectic mix of artisan shops, charming gastropubs, and inspiring galleries.
- For nature enthusiasts, the area is surrounded by green spaces that cater to every mood—spot wildlife at the serene Walthamstow Wetlands, enjoy outdoor exercise at the well-equipped Lloyd Park. Whether you're seeking the vibrant energy of city life or the calming embrace of nature, this neighbourhood truly has something for everyone.



#### A WORD FROM THE OWNER...

"The location of the flat really lets you enjoy the best of Walthamstow with the market, the village and the wetlands all walkable. On top of that its a lovely, bright flat in a building with a great community."

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