

## Thomas Jacomb Place, Walthamstow, London, Offers In Excess Of £500,000

**FOR SALE**

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### Leasehold

- Modern purpose built fifth floor flat
- 2 Double bedroom
- Open Plan lounge/kitchen
- Double glazing & gas central heating
- Stunning views overlooking London skyline
- Close proximity to High Street amenities
- Walthamstow Central tube station: 0.2 mile
- EPC rating: C (76 & )Council tax band: C
- Chain-free
- Internal: 692 sq ft (64 sq m)

A bright and spacious two-bedroom flat in Thomas Jacomb Place.

This flat is filled with natural light and enjoys fantastic views across the rooftops of E17 to the City beyond. The colour palette is neutral throughout, adding to the sense of light and space. There are two solid double bedrooms, both of an equal size, and one benefiting from an en suite shower room. The kitchen/diner/lounge has large windows along two walls, letting you drink in those views, and is the perfect spot whether relaxing or entertaining.

Located just off the High Street, it's position between Walthamstow Central and St James Street stations means you're spoiled for choice transport-wise, as well as having the numerous bars and eateries of Hoe Street, the Village and Crate St James within easy reach. It's also just a gentle stroll from wide open spaces of Walthamstow Wetlands, where you can unwind in the biggest urban wetlands in Europe.

Shall we take a look...?

# Thomas Jacomb Place, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via security entry door leading into:

### Communal Hallway

Staircase and lift leading to all floors and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to lounge.kitchen. bedroom one, bedroom two & bathroom.

### Open Plan Lounge/Kitchen

19'10 x 12'3 (6.05m x 3.73m)

### Bedroom One

11'9 x 10'5 (3.58m x 3.18m)

Door to:

### Ensuite

7'3 x 5'3 (2.21m x 1.60m)

### Bedroom Two

10'5 x 10'5 (3.18m x 3.18m)

### Bathroom

7'3 x 5'11 (2.21m x 1.80m)

### Additional Information:

Lease Term: 125 years from 1 January 2006

Lease Remaining: 106 years remaining

Ground Rent: £310 per annum

Service charge: £1600 per annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

### Notice:

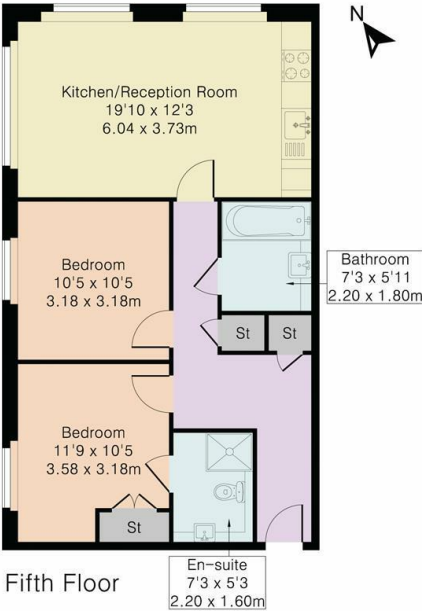
All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

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).

## FLOORPLAN

Approximate Gross Internal Area 692 sq ft - 64 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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) 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		
	76	77
England & Wales		
	EU Directive 2002/91/EC	

## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

