



Total Area: 63.6 m<sup>2</sup> ... 685 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

Reception Room/Kitchen  
20'10" x 10'11"

Bedroom  
11'8" x 8'7"

Bedroom  
11'8" x 10'10"

Ensuite  
7'1" x 5'7"

Hallway  
7'1" x 13'6"

Bathroom  
5'10" x 7'2"

Storage

Balcony



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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 £450,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Purpose Built Flat
- Communal Garden
- Well Presented
- Enclosed Bike Sheds
- Central Walthamstow Location

A well-presented two-bedroom purpose built flat in a central Walthamstow setting, close to excellent transport links, lively local amenities and plenty of green space. With a balcony, communal gardens and enclosed bike sheds, it offers a lovely balance of convenience and calm.

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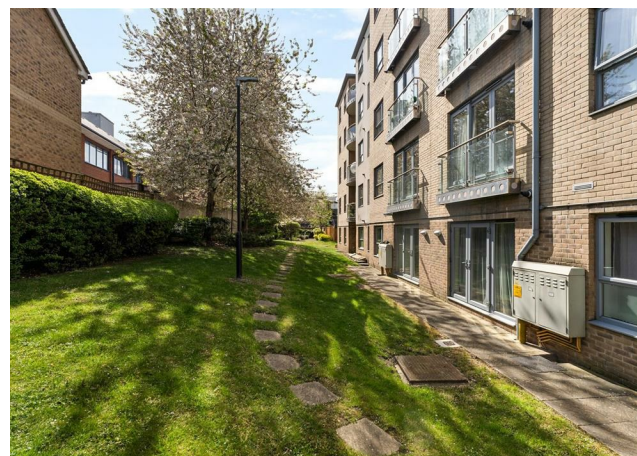
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**IF YOU LIVED HERE...**

The layout is simple and well considered, with a generous open plan reception room and kitchen stretching to more than twenty feet. It is a bright, easygoing space, with wood flooring underfoot, a clean neutral palette and large glazed doors drawing in plenty of natural light. The kitchen sits neatly to one side with smart cabinetry and good worktop space, while the balcony gives you a quiet spot to sit out and enjoy the view.

Both bedrooms are set off the hallway, which gives the flat a nice sense of separation between living and sleeping space. The principal bedroom has the benefit of an ensuite, while a separate bathroom serves the rest of the home. Throughout, the interiors feel calm, well-kept and easy to settle into, with useful storage and a practical flow that suits day to day living.

The communal garden adds to the sense of calm, softening the setting and giving the home a greener backdrop. Altogether, this is a thoughtfully arranged flat in a connected part of E17, with

everything you need close at hand.

**WHAT ELSE?**

Walthamstow Central is around a short walk away, for Victoria line and Overground services into Oxford Circus, Liverpool Street and beyond.

There are plenty of local amenities nearby, including independent places to eat and drink, the much-loved Forest Cinema and the energy of the neighbourhood market.

Lloyd Park and the William Morris Gallery are close by too, offering an easy escape for a walk, a run or a slower start to the weekend.



**A WORD FROM THE OWNER...**

"As a young(ish) couple, the flat has been the perfect place to live for the last five years. The flat is peaceful, well-insulated - for both sound and heat - and has a lovely view into the tree-lined communal gardens. Our neighbours are friendly and genuinely care about looking after the block. Location-wise we've never had it better. The flat is a 5 minute walk to the Victoria and Weaver line, meaning you can get to Oxford Circus or Liverpool Street in 30 minutes, door-to-door. Closer to home, The Chequers is an excellent local pub, Forest Cinema does £5 Mondays and the market is home to great food and happy people. "

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