



TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 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 ©2017

Council: Waltham Forest | Council Tax Band: B | Floor Area: 484.00 sq ft

| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

Thomas Jacomb Place, Walthamstow, E17 6GR  
£1,700 Per Calendar Month

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**

**CHURCHILL**  
estates





Welcome to this modern one-bedroom flat located in the desirable Thomas Jacomb Place, Walthamstow. This purpose-built apartment is situated on the second floor and is available for rent from mid-October, offering a perfect blend of comfort and convenience.

As you enter the flat, you will find a well-presented reception room that provides a welcoming space for relaxation and entertainment. The apartment features a spacious bedroom, ideal for restful nights, and a contemporary bathroom that meets all your needs. The property is enhanced by double glazing, ensuring a peaceful living environment, while gas central heating keeps the space warm and inviting during the cooler months.

One of the highlights of this apartment is the charming Juliette balcony, which allows for a touch of outdoor space, perfect for enjoying a morning coffee or an evening breeze. The flat is part-furnished, making it easy for you to move in and make it your own.

Located close to Walthamstow Central Station, this property offers excellent transport links, making it an ideal choice for commuters. The vibrant local area boasts a variety of shops, cafes, and parks, providing a lively community atmosphere.

This modern one-bedroom flat is perfect for individuals or couples seeking a stylish and convenient living space in Walthamstow. Don't miss the opportunity to make this lovely apartment your new home.

