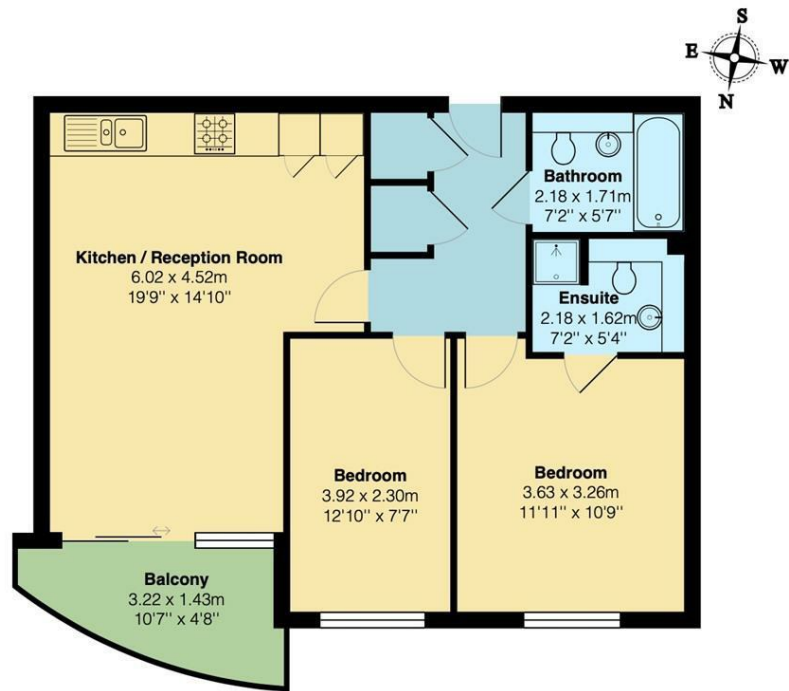




First Floor

Total Area: 61.4 m² ... 661 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



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
£2,100 Per Calendar Month
2 Bed Apartment - Purpose Built



Features:

- Available November
- Two Double Bedrooms
- Modern Apartment
- Open Plan Living Area
- Two Bathrooms (En-Suite)
- Walthamstow Central Location
- Private Balcony
- Communal Gardens

A brilliantly bright two bedroom, two bathroom apartment, on the first floor of a purpose built development in the heart of Walthamstow. Moments from Walthamstow underground, with generously proportioned living space and open plan kitchen/reception, this is the perfect pad for busy professionals.

The real star here is your private balcony, giving you precious outdoor space to enjoy with early espresso or a late nightcap. With pleasing curvaceous glass sides and decking underfoot, it's an everyday luxury that showcases a fantastic view across Walthamstow and beyond.

REQUEST A VIEWING
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E11, E7, E12 & E15
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E4 & N17
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E18 & IG8
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IF YOU LIVED HERE...

You'll step out of the lift on the first floor and into your hallway. You'll see the handy built-in storage on the right and find your bathroom on the left. It's tiled in warm off white tones, with a concealed cistern toilet and rainfall shower over the tub. Straight ahead is your master bedroom, a generous space of 130 square foot with built-in wardrobe and soft neutral carpet underfoot. There's an en suite here too, with dedicated shower.

Your second bedroom is next along, coming in at just over ninety square foot. Then on to the main event, your reception room and kitchen, a combined space of almost 300 square foot, with pine toned engineered hardwood underfoot. Your kitchen neatly occupies one wall, with an abundance of pleasing two-tone units and chunky gas hob. A door set into the floor-to-ceiling windows leads you out to that fantastic balcony, with room for two to sit out and relax.

This is the most perfect spot to enjoy everything Walthamstow has to offer, and with the Victoria Line and Overground moments away, all of central London is close at hand too. You can be at Liverpool Street or Kings Cross in twenty minutes. If you're staying local, all the great pubs and eateries of the Village are a short stroll away, and if you ever need to get back to nature the 500 acre Walthamstow Wetlands nature reserve is easy to get to by bus.

WHAT ELSE?

- Your new local is The Chequers, a grand yet cosy pub, and probably the best place in town to watch a game or enjoy a lazy Sunday roast.
- If you're ever in the mood for something on the big screen, the Empire cinema is a few minutes' walk from you.
- You are a short walk from Lloyd Park, one of the Boroughs most beloved green spaces, with William Morris Gallery and beautifully kept gardens



A WORD FROM THE EXPERT...

"I have worked in Walthamstow for over seven years, and I still enjoy the buzz in the area. From the scene in Walthamstow Central which offers Collab, Gokyuzu and the Empire cinema. Take a short stroll to the famous William Morris gallery which is located on the popular Lloyd Park surrounded by beautiful green scenery. Walthamstow Village has been a popular trend for me over the years with its bubbly night life and quirky pubs. My personal favourite is The Village Pub.

There are four train stations in Walthamstow. Walthamstow Central, Wood Street, Blackhorse Road and Walthamstow Queens Road. I have commuted to and from Central London from Walthamstow Train Station which takes less than 20 minutes so I can see why Walthamstow has the nickname awsomestown."

JON VASSALLO
ASSISTANT LETTINGS MANAGER

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Kitchen / Reception Room

19'9" x 14'9"

Balcony

10'6" x 4'8"

Bedroom

12'10" x 7'6"

Bedroom

11'10" x 10'8"

Ensuite

7'1" x 5'3"

Bathroom

7'1" x 5'7"



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