



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should not rely on the floorplan and must satisfy themselves as to their own measurements. Prospective purchasers should not rely on the floorplan and must satisfy themselves as to their own measurements. Made with Metrilo ©2021.

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		
EU Directive 2002/91/EC		
England & Wales		



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.

Two double bedroom ground floor purpose built apartment.

CHURCHILL
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Thomas Jacomb Place, Walthamstow, E17 6GR
Guide Price £390,000 Leasehold



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Guide price £390,000 - £415,000.

This spacious ground floor apartment forming part this popular development is perfectly positioned within a short stroll of Walthamstow Market, Walthamstow Central Victoria Line Station and a plethora of shops, cafes, restaurants and the Empire Cinema complex. This has been a much loved home for the current owner since it was constructed in 2009, especially with the flexibility of either needing to work from home or commute into London, she will be sad to say goodbye.

Being in a such a perfect location this is an ideal first time purchase and with the accommodation offering two generous double bedrooms with the master enjoying its own en-suite shower room and built in wardrobe, a large main bathroom plus a homely lounge kitchen enjoying a window in the kitchen area plus west facing double doors opening directly out from the lounge area to a well kept paved and lawned communal space giving access to your own allocated parking space as well as access to the well maintained communal gardens to the rear of the development.

Being sold with an unexpired lease of 112 years and available on a chain free basis.

Please get in touch with one of Churchill Estates experienced and professional sales team to discuss the property further or to organise a viewing.

