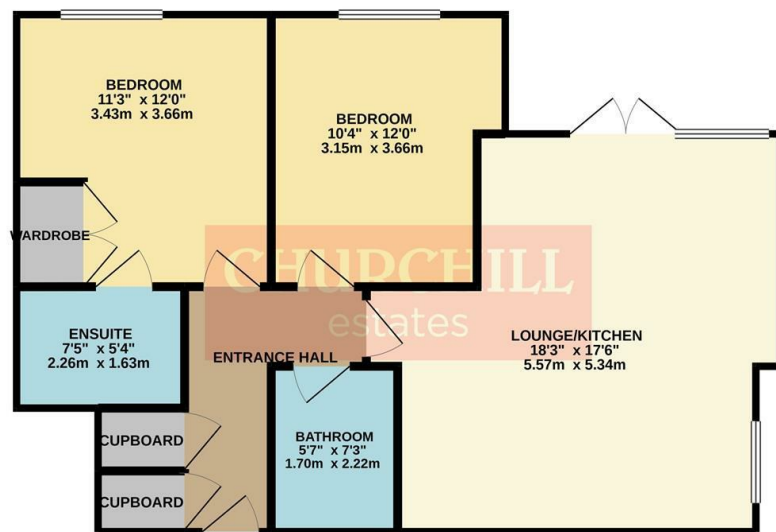




GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 sq.m.) approx.
While 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 omission or misstatement. 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 Houselogic ©2022

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	



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

To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk

Two double bedroom ground floor purpose built apartment.

CHURCHILL
estates



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



To view call **0208 503 6060**
Email walthamstow@churchill-estates.co.uk



Guide price £390,000 - £415,000.

This spacious ground floor apartment forming part of 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 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.