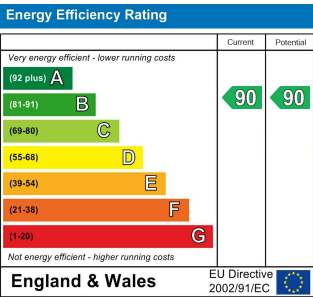


The Quant, E17



Total Area: 80.7 m² ... 869 ft² (excluding terrace)
All measurements are approximate and for display purposes only



CHURCH HILL, WALTHAMSTOW

Offers In Excess Of £650,000 Leasehold 3 Bed Apartment



Features:

- Three Bedroom Duplex
- Top Floor
- Open Plan Living Space
- Roof Terrace
- Stunning Views
- Walthamstow Central Location
- Allocated Secure Parking Space
- Gym
- 869 Sqft

Set across the top floors of a contemporary development, this three-bedroom duplex pairs generous proportions with far-reaching city views. A spacious open-plan living area flows effortlessly to a private roof terrace, offering an exceptional setting for both everyday living and memorable entertaining. Residents enjoy the advantage of a secure allocated parking space, providing step free access into the building and access to a fully equipped gym, adding to the sense of comfort and ease. Perfectly placed in the heart of Walthamstow Central, the location delivers vibrant urban living with superb connections, while the home's elevated position bathes its 869 square feet in light and a feeling of openness.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

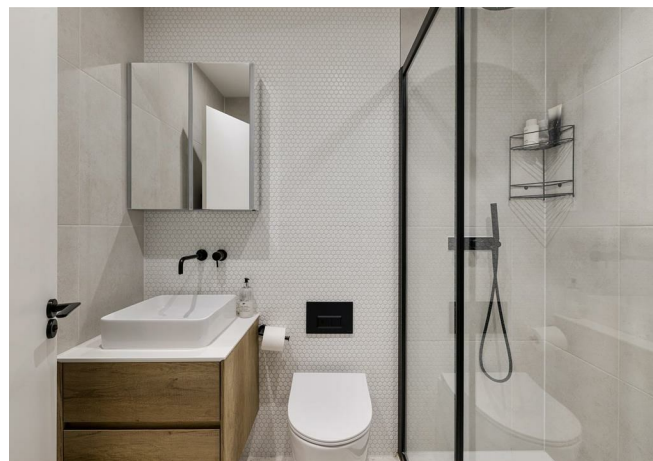
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Arriving on the fifth floor, you're welcomed by airy, flowing spaces where pale wood flooring and soft neutral tones create an immediate sense of calm, while a discreet WC, finished in crisp white with a slatted wood feature panel and subtle tiling, adds everyday convenience. The open-plan reception and kitchen form the inviting heart of the home, with plenty of room for relaxed lounging and lively gatherings. Dual-aspect glazing and full-height bi-folding doors blur the line between indoors and out, while deep blue cabinetry contrasts with crisp white worktops and gold accents. An elegant dining area offers a refined focal point, ideal for entertaining.

Step outside and the private terrace unfolds as a generous, sunlit expanse with uninterrupted skyline views. Spacious enough for both lounging and dining, it's perfect for everything from lazy weekend breakfasts to evening cocktails beneath the open sky.

A versatile bedroom on this level features a built-in wardrobe with a cleverly concealed pull-down double bed, and a stylish ensuite shower room where large-format tiles meet a mosaic feature wall. Here, a full-sized bath with overhead shower strikes a balance between indulgence and practicality. Ascending the stairs, two further bedrooms await, each with pale wood flooring and fitted storage. One is framed by dual-aspect windows, the other by a broad picture window drawing in the light. The shower room here pairs textured wall

tiles with a mosaic feature wall and a walk-in glazed enclosure, creating a spa-like retreat.

Just beyond your front door, the neighbourhood blends cultural vibrancy with green, open spaces. Start the day with artisan bread and freshly brewed coffee at Today Bread, or visit the lively Soho Theatre for cutting-edge performances. The characterful Ye Olde Rose & Crown serves as a welcoming local, while Walthamstow Village charms with its mix of independent dining spots like Eat 17 and the historic Nags Head. Creative energy thrives at Gods Own Junkyard, a kaleidoscope of neon art, while Lloyd Park offers weekend markets, a rejuvenated playground, and the William Morris Gallery. For wilder landscapes, Walthamstow Wetlands invites exploration, and families will appreciate the excellent choice of nearby schools, including Woodside Primary.

WHAT ELSE?

Getting around is effortless, with Walthamstow Central Station just 5 minutes away, served by both the Victoria line and London Overground for swift connections across the city. Walthamstow Queens Road Station offers further Overground services, while St James Station opens up routes towards central and east London. Whether commuting, exploring, or heading out for the weekend, excellent transport links keep the capital within easy reach.



A WORD FROM THE OWNER...

"We were the first family to move into this property and have loved living here. It's a great area for our son, with the cinema and the new Soho Theatre just a minute away. It feels like both an apartment and a house, really giving the best of both worlds. It has felt very safe and we benefit from a close community of neighbours who always offer a helping hand. The benefit of having both a secure car parking space and just a five minute walk to Walthamstow Central station has been a dream! We are moving homes to be closer to a parent but will really miss this place."

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Reception Room / Kitchen

16'11" x 16'3"

Terrace

17'2" x 11'4"

WC

2'10" x 7'0"

Bedroom

7'10" x 11'11"

Ensuite

6'5" x 6'5"

Cupboard

Bedroom

13'6" x 9'5"

Bedroom

9'9" x 9'4"

Bathroom

6'11" x 5'2"



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