



CHURCHILL
estates



The Quant Building, Walthamstow

Offers In Excess Of
£365,000

Tenure : Leasehold

Floor Area : 623.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C


Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



Beautifully presented, chain free, two bedrooms apartment now available in the heart of Walthamstow.

Whether you are looking for a first-time purchase or a buy to let investment this property offers the ideal set up. The apartment offers two good size bedrooms, together with a handy mezzanine/deck area, a modern fitted shower room and a superb lounge / kitchen with its high ceilings and large windows throughout flooding all the rooms with light, this is a great place to live.

Being located on a second floor, the property is part of the popular The Quant Building development which offers numerous amenities to its residents, including underfloor heating , concierge service, lift service, security video entry phone, boasting a secure environment alongside the well-equipped gym to excise and get that summer body ready- for next year of course.

Walthamstow boasts of an array of local restaurants including the new addition Crate E17, pubs and shopping facilities all on the doorsteps, as well as hosting the longest outdoor market from Europe and the ever so popular Stow' village - are all within walking distance.

This property is proved to be popular and not be missed so call now to arrange a viewing on 0208 503 6060.

TENURE: Leasehold
LEASE: 250 years unexpired
GROUND RENT: Nil
SERVICE CHARGE: £2,050 pa
EPC RATING: D
LOCAL AUTHORITY: Waltham Forest
COUNCIL TAX BAND: C







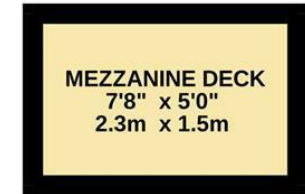
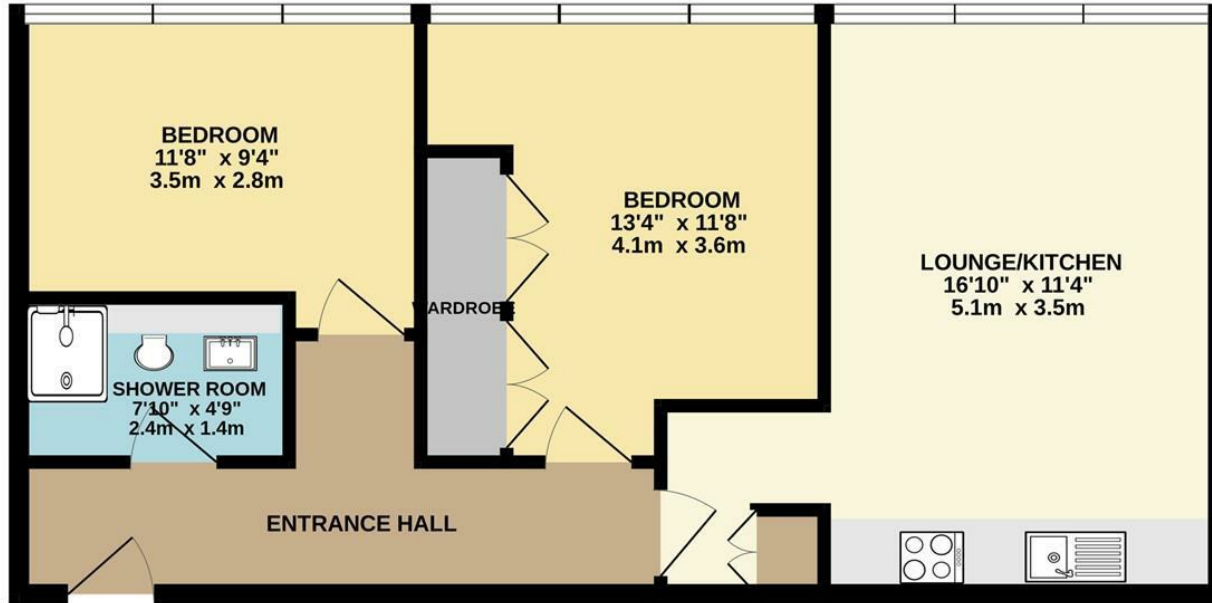
- Chain free
- Two Bedrooms
- Central Location
- Gym Facilities
- 250 year lease
- Modern Apartment
- Second Floor
- Underfloor Heating
- Concierge





SECOND FLOOR
585 sq.ft. (54.4 sq.m.) approx.

MEZZANINE DECK
38 sq.ft. (3.6 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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 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.

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To view call **0208 503 6060**

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