



**CHURCHILL**  
estates





# The Quant Building, Walthamstow

Offers Over £285,000

Tenure : Leasehold

Floor Area : 431.00 sq ft

Local Authority : Waltham Forest


Council Tax Band : B

Bedrooms : 1

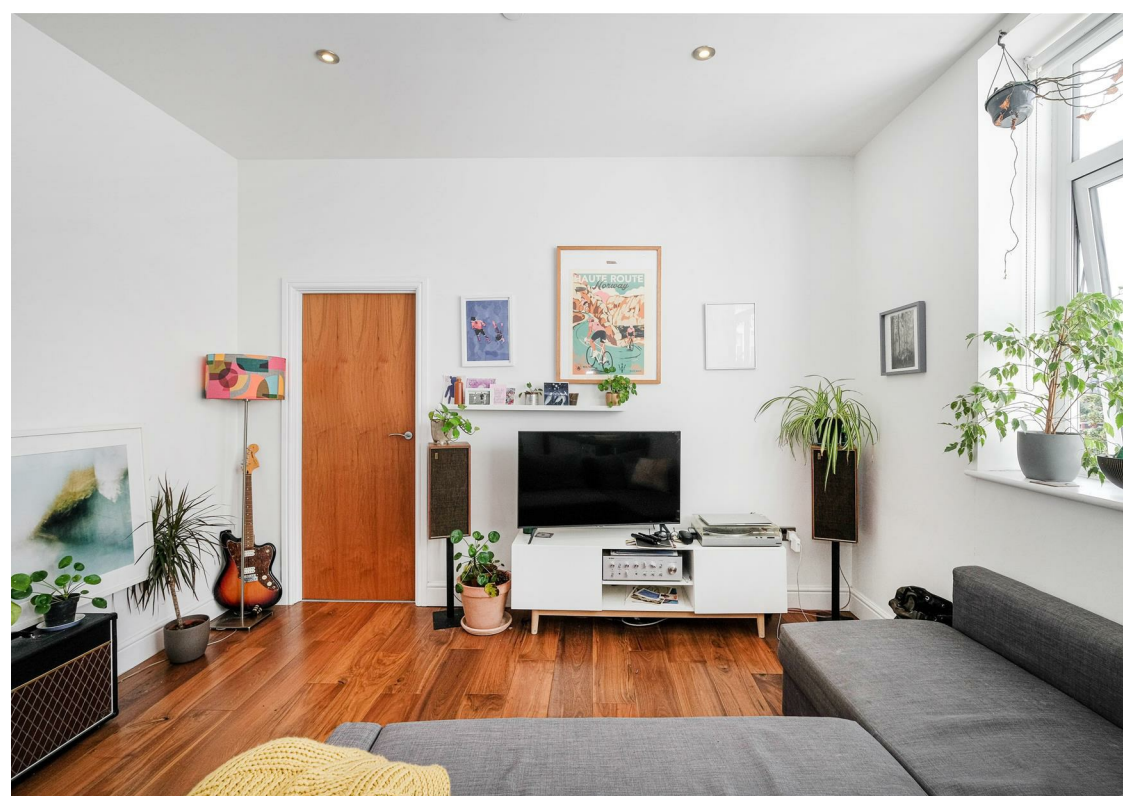
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Churchill Estates are pleased to offer this One Double Bedroom Third Floor Apartment situated within this modern converted development in the Heart of Walthamstow.

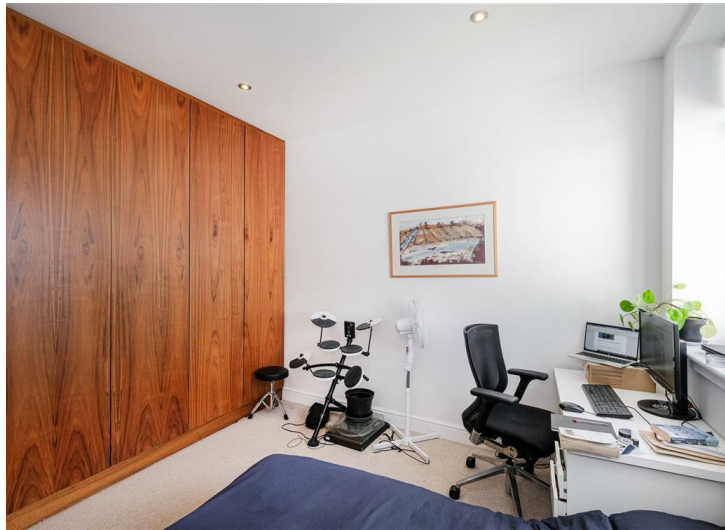
The development offers access to a resident's only gym, concierge and security video entrance phone system and is a short stroll to Walthamstow Central Station to Victoria Line, providing great transport links to central London (15min journey) as well as being steps away from few of the best restaurants, pubs, caffes in Walthamstow.

The property itself benefits from double glazing, electric underfloor heating, modern kitchen with appliances, modern shower suite and generous double bedroom with floor to ceiling wardrobes.

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: £1,850 pa







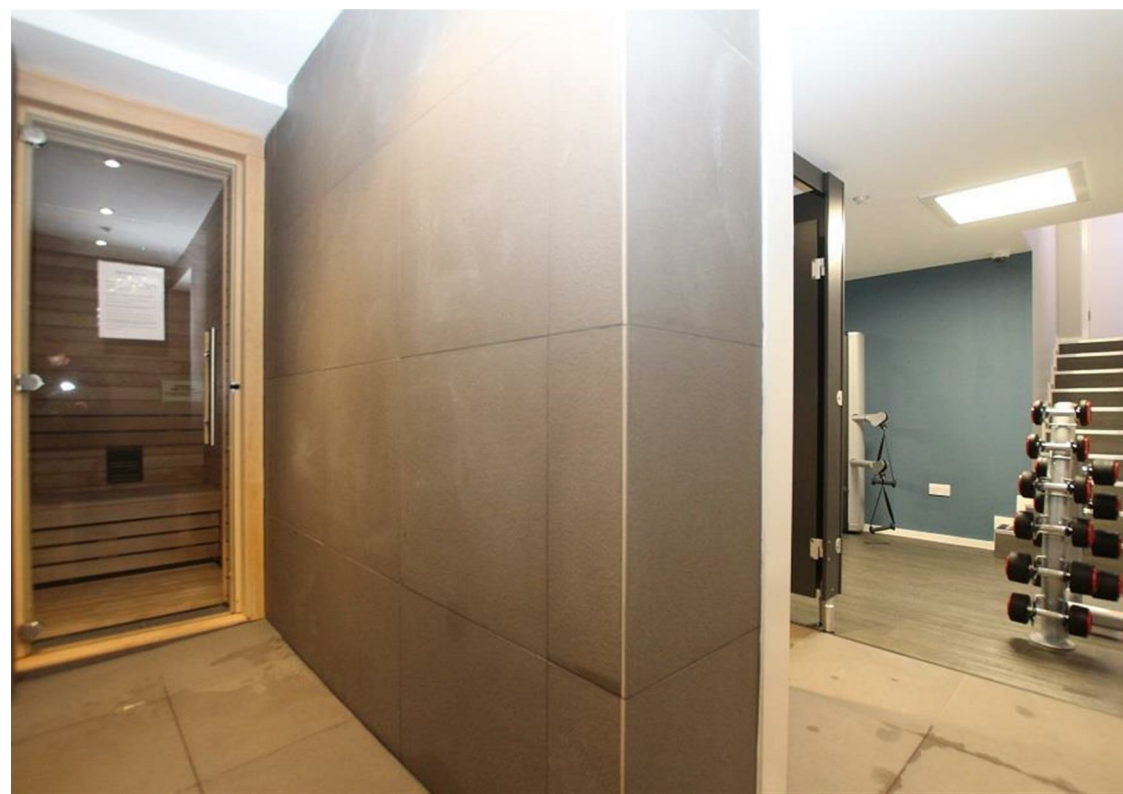




- Third Floor Apartment
- One Double Bedroom
- Underfloor Heating
- Video Entryphone System
- Bike storage
- Modern Development
- Central Walthamstow
- Double Glazing
- Modern Kitchen with Appliances
- Concierge service







THIRD FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 431 sq.ft. (40.0 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.  
Made with Metropix ©2023.

Email [walthamstow@churchill-estates.co.uk](mailto:walthamstow@churchill-estates.co.uk)

To view call **0208 503 6060**

**CHURCHILL**  
estates