

GROUND FLOOR APPROX. FLOOR AREA 611 SQ.FT. (56.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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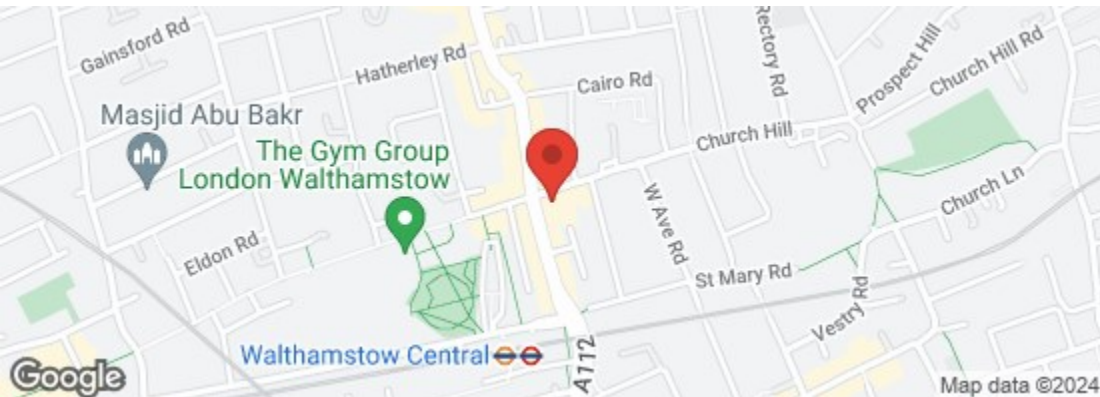
Council: Waltham Forest | Council Tax Band: C | Floor Area: 611.00 sq ft



The Quant Building, Walthamstow, E17 3AG
£385,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

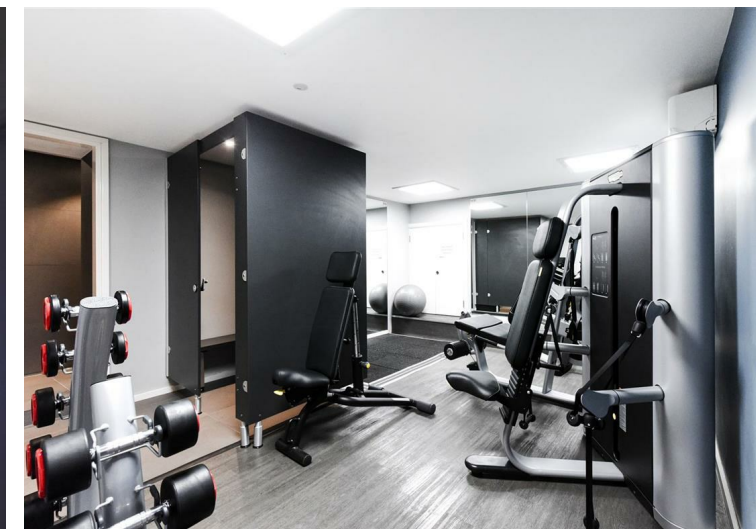
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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.



Request a Viewing: **0208 503 6060** Email: walthamstow@churchill-estates.co.uk



Forming part of this popular and conveniently situated development, an opportunity has arisen to acquire this spacious Second Floor Two Bedroom Apartment with Mezzanine, which is set in a quiet location overlooking Stainforth Road.

This lovely apartment is being sold for the first time since new and benefits from a NEW 250 year lease being granted upon completion. The Quant Apartments also benefit from underfloor electric heating, fitted kitchens with integrated appliances, double glazing, video entry phone system, concierge service as well as a residents gym. Conveniently located being within a stones throw of Walthamstow Market, Walthamstow Central Station, Restaurants, Bars and the eagerly awaited New Soho Theatre, this is a great place to live.

