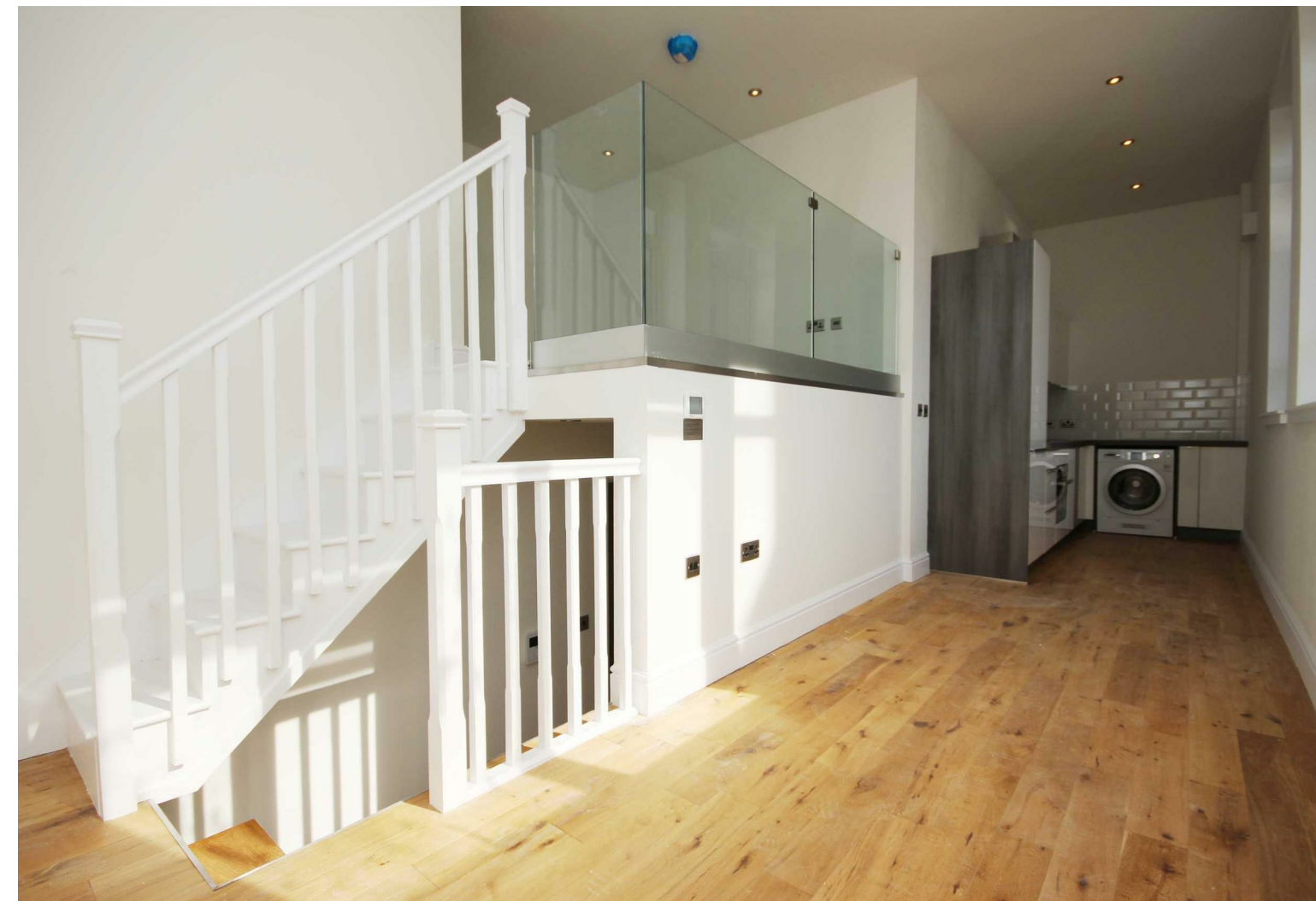


1ST FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 393 SQ.FT. (36.5 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: B | Floor Area: 376.00 sq ft



CHURCHILL
estates

Quant Building, Walthamstow, E17 3AG
£1,350 Per Calendar Month

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



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

CHURCHILL
estates

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		67	67
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.



Available at the end of June 2024, this unfurnished modern duplex apartment is situated in the heart of Walthamstow, close to the station, shops, and bus routes. Offered by Churchill Estates, the property features a stylish, fully-fitted kitchen with integrated appliances, electric underfloor heating, double glazing, a video entryphone system, a modern shower room, and a bedroom mezzanine. The development also boasts exceptional amenities, including concierge services and gym facilities. Don't miss the opportunity to make this exquisite apartment your new home.

