



**CHURCHILL**  
estates



# Church Hill, Walthamstow

Guide Price   £265,000

Tenure : Leasehold

Floor Area : 388.00 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	52	52
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Guide Price £265,000 - £290,000

Located in the heart of Walthamstow The Quant Building offers a unique opportunity to acquire a split-level studio apartment that perfectly balances contemporary living with excellent transport links. This meticulously designed residence offers a seamless fusion of contemporary style, comfort, and practicality. The property is situated in a modern development that boasts both style and convenience, making it an ideal choice for first-time buyers, investors, or anyone seeking a well-located home with easy access to the city's amenities.

This split-level studio apartment has been thoughtfully designed to maximize the use of space. Upon entering, you are greeted by a light-filled open-plan living area that serves as both the living and sleeping space, providing a versatile environment that can be tailored to suit individual needs. The modern kitchen, fitted with integrated appliances, is neatly tucked away in the corner, providing practicality without compromising the overall flow of the room. The layout ensures that every corner of the apartment is used efficiently, creating a spacious and airy atmosphere despite the compact nature of the property.

The upper level of the apartment offers a private sleeping area, which is discreetly separated from the main living space, providing a sense of intimacy and comfort. The split-level design creates a clear distinction between the areas, making it feel more like a one-bedroom apartment than a typical studio. The apartment also features a three-piece modern shower room, which is sleek and functional, ensuring that every element of the property meets the needs of modern living. A standout feature of this property is its amenities, including the exclusive residents-only gym, which is fully equipped with a cardio room, a well-appointed weight room, a shower room, and a sauna.

The Quant Building benefits from a prime location with excellent transport links, including easy access to Walthamstow Central station, which offers direct connections to the Victoria Line, National Rail services, and a variety of local bus routes. This makes commuting to Central London or exploring the surrounding areas effortless. The vibrant Walthamstow High Street, with its diverse array of shops, cafes, and restaurants. For outdoor enthusiasts, Lloyd Park is easily accessible by foot or public transport offering beautifully landscaped gardens, open grassland, a playground, sports courts, a café, and the renowned William Morris Gallery, is just a stone's throw away, providing everything you need right at your doorstep.

TENURE: Leasehold

LEASE: 125 years from 24/06/2014

GROUND RENT: £250 P/A

SERVICE CHARGE: £1,850 P/A

COUNCIL TAX BAND: B

EPC RATINGD: E52

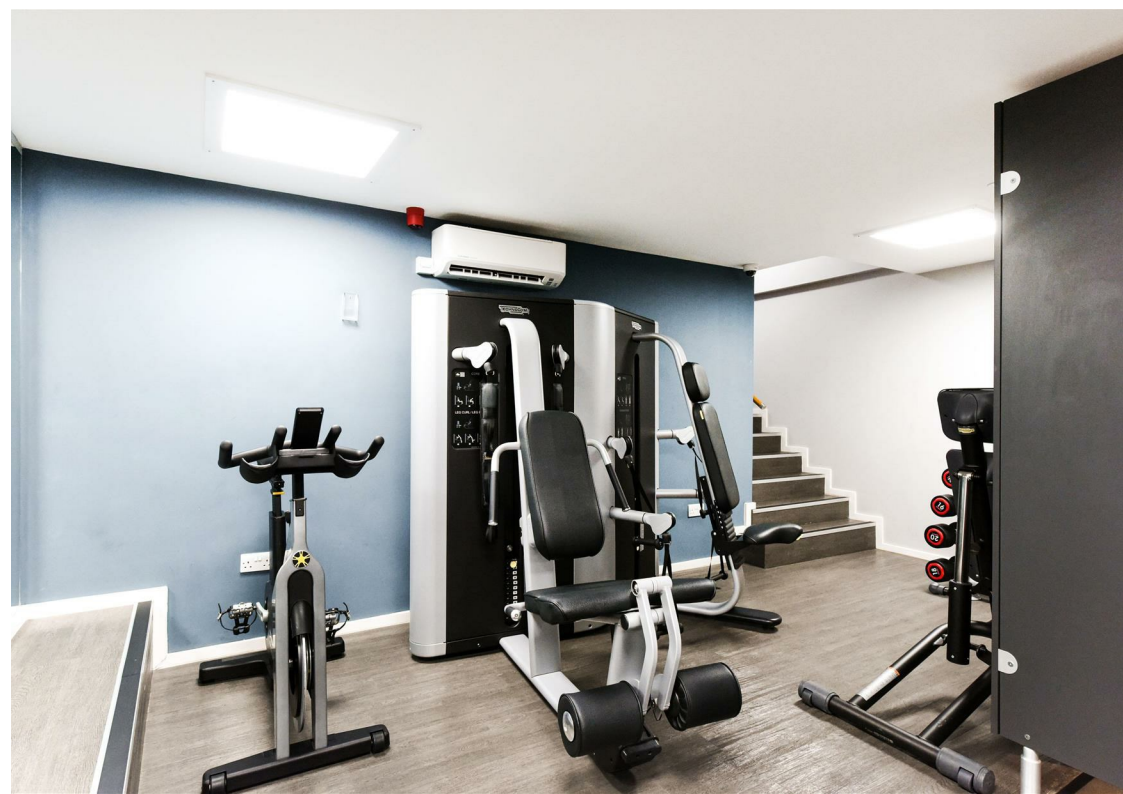
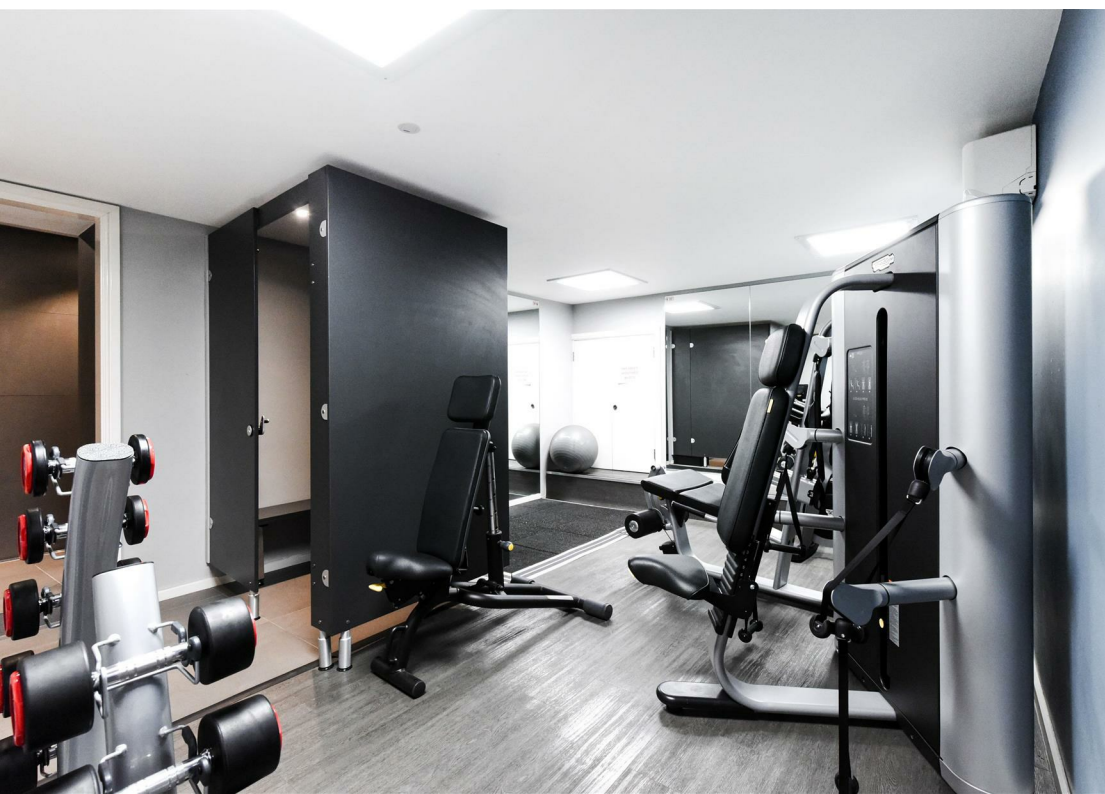




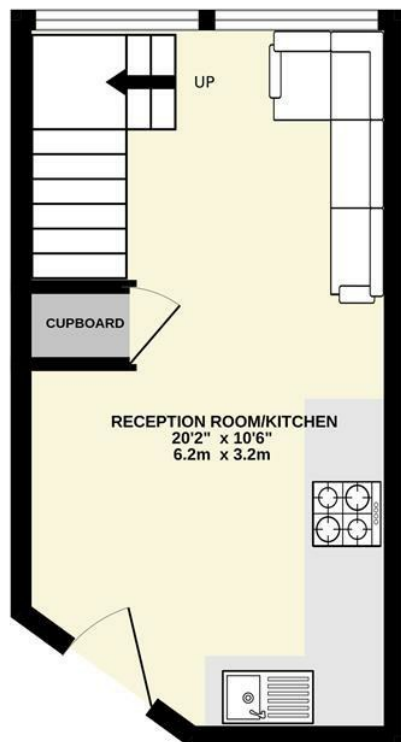


- Split Level Studio Apartment
- Approx. 388 sq. ft.
- Close Proximity to Overground Stations
- Resident Gym Facilities
- Kitchen with Built-in Appliances
- Walthamstow Central Location
- Underfloor Heating
- Open Plan
- Walthamstow Market

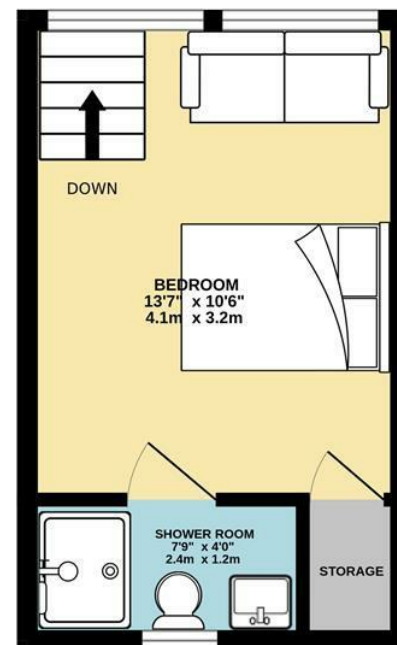




GROUND FLOOR  
204 sq.ft. (18.9 sq.m.) approx.



1ST FLOOR  
184 sq.ft. (17.1 sq.m.) approx.



SPLIT LEVEL STUDIO

TOTAL FLOOR AREA : 388 sq.ft. (36.0 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.  
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