



CHURCHILL
estates



The Quant Building, Walthamstow

Offers In Excess Of
£295,000

Tenure : Leasehold

Floor Area : 382.00 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	51	51
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Nestled in the vibrant heart of Walthamstow, this stylish split-level studio apartment in The Quant Building presents a fantastic opportunity for first-time buyers, investors, or those looking for a well-connected urban home. Blending modern design with convenience, this residence is set within a contemporary development known for its attractive aesthetics and outstanding location.

Thoughtfully laid out across two levels, the apartment maximizes space and functionality. The lower level welcomes you with a bright, open-plan living area that effortlessly combines lounge, dining, and sleeping zones. The sleek kitchen is tucked neatly into one corner and comes complete with integrated appliances, offering both style and practicality. This clever layout maintains an open feel while making smart use of every inch.

A private mezzanine sleeping area on the upper level separates the bedroom space from the main living area, providing a sense of separation and cosiness often missing in studio flats. With a modern three-piece shower room completing the interior, the home is perfectly equipped for contemporary lifestyles.

Residents of The Quant Building also benefit from access to a private gym facility, which includes a dedicated cardio room, weights area, sauna, and showers – ideal for those who value health and wellbeing right on their doorstep.

The location is another highlight. Just a short walk from Walthamstow Central station, you'll enjoy direct links via the Victoria Line and National Rail services, as well as numerous bus routes. The lively Walthamstow High Street offers a diverse mix of shops, eateries, and cafés, while nearby Lloyd Park provides a welcome green retreat, featuring landscaped gardens, sports facilities, a café, and the celebrated William Morris Gallery.

With its mix of style, smart design, and superb location, this split-level studio offers an exceptional opportunity to enjoy the best of Walthamstow living.

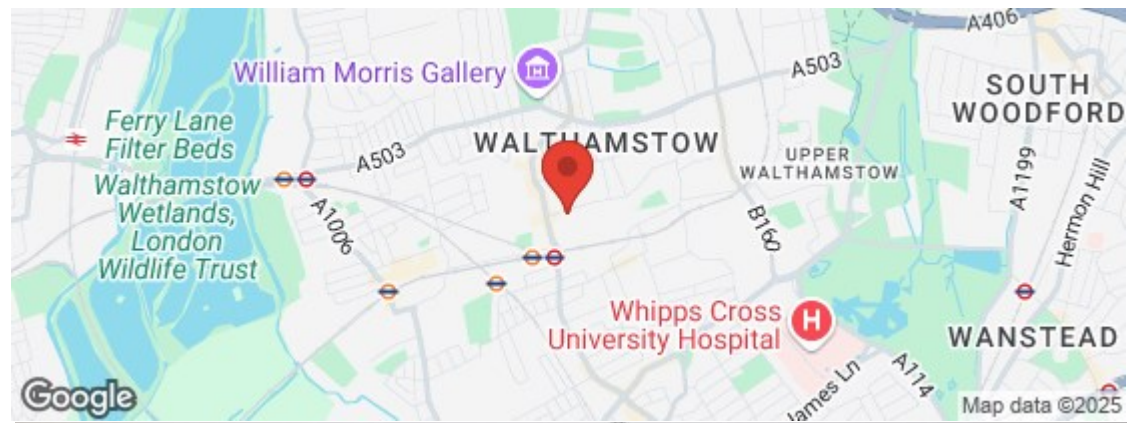
TENURE: Leasehold
LEASE: 115 Years Remaining
GROUND RENT: £250 P/A
SERVICE CHARGE: £1,850 P/A
LOCAL AUTHORITY: Waltham Forest
COUNCIL TAX BAND: B
EPC RATING: 51 E





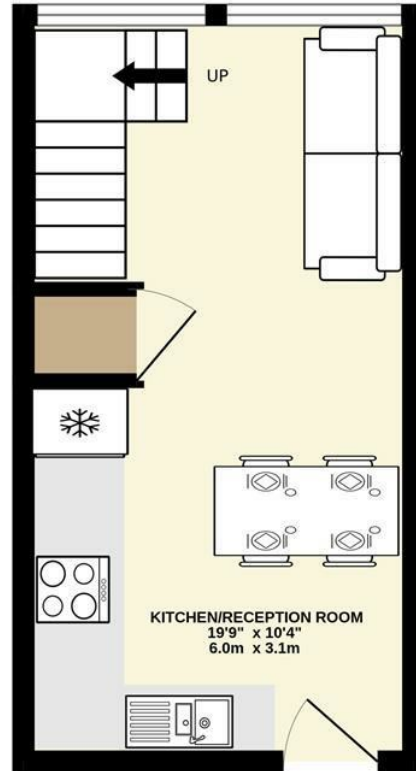


- Offers In Excess of £295,000
- Approx. 0.6 Miles to Lloyd Park
- Walthamstow Central Station and Walthamstow Queen's Road Station
- Modern Kitchen With Integrated Appliances
- Gym Facilities
- Walthamstow Central Location
- Open Plan Living Space
- Underfloor Heating
- Video Entry Phone System

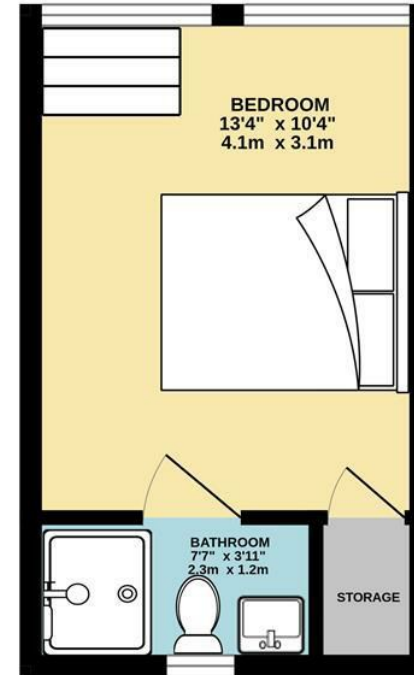




GROUND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR
178 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA : 382 sq.ft. (35.5 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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Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

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