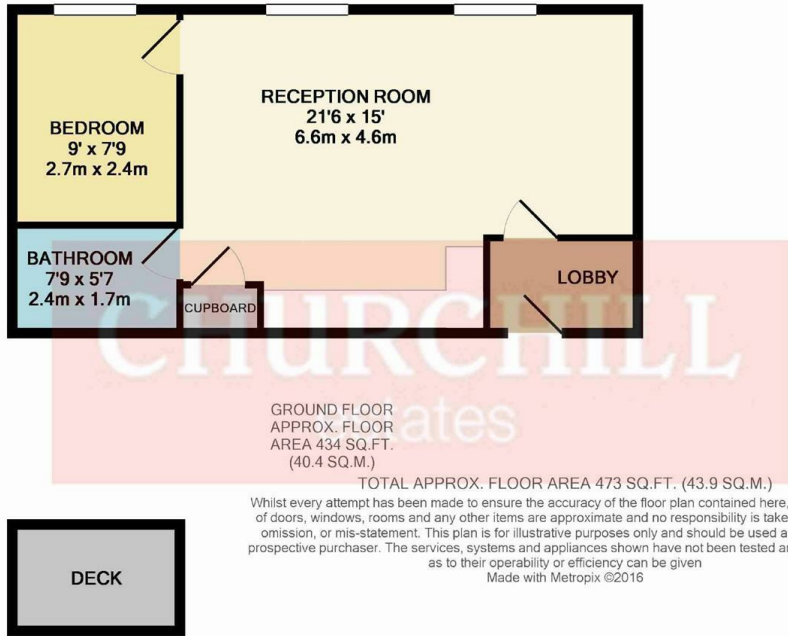




1ST FLOOR
APPROX. FLOOR
AREA 38 SQ.FT.
(3.6 SQ.M.)

Council: Waltham Forest | Council Tax Band: B | Floor Area: 430.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(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.

CHURCHILL
estates



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estates

Quant Building, Walthamstow, E17 3AG
£1,600 Per Calendar Month

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



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled in the heart of Walthamstow, the Quant Building offers a splendid opportunity to reside in a modern first-floor apartment. This purpose-built flat features one spacious double bedroom, making it an ideal choice for individuals or couples seeking a comfortable living space.

As you enter the apartment, you will be greeted by a well-designed reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The property boasts a contemporary shower room, ensuring convenience and style.

One of the standout features of this apartment is the underfloor heating, which promises warmth and comfort throughout the colder months. Additionally, the double glazing enhances energy efficiency and reduces noise, creating a peaceful sanctuary in the bustling city.

Step out onto the charming Juliet balcony, where you can enjoy fresh air and a pleasant view, adding a touch of outdoor space to your living experience.

Located just a stone's throw from Walthamstow Central, residents will benefit from excellent transport links and a vibrant local community, with an array of shops, cafes, and parks nearby.

This unfurnished flat is available now, providing a blank canvas for you to make it your own. Do not miss the chance to secure this modern apartment in a sought-after location.

