





# The Quant Building, Walthamstow

Price £230,000

Tenure : Leasehold

Floor Area : 333.00 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>                            | 64      | 64                                                                                                            |
| (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  |

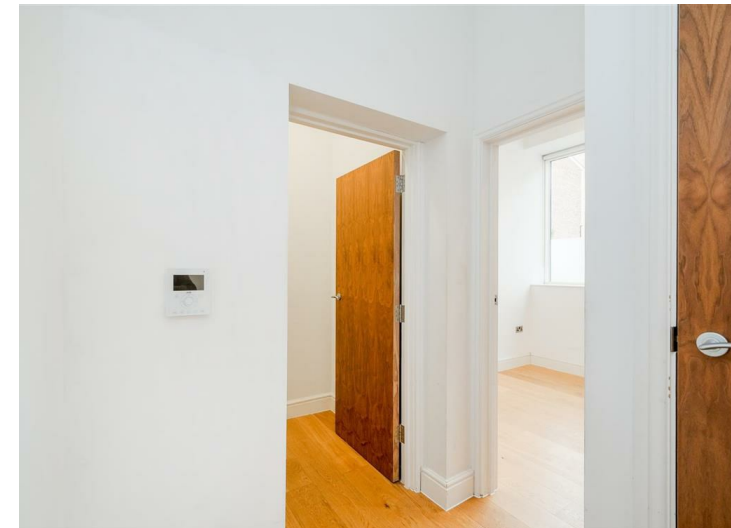
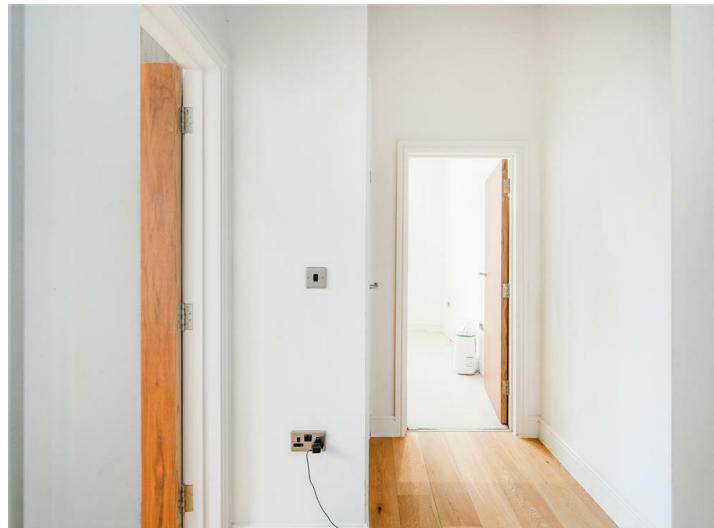


Introducing Churchill Estates latest addition to the market – an impeccably designed, contemporary, ground floor, 1-bedroom apartment that seamlessly blends modern sophistication with convenience. This residence boasts a myriad of upscale features, including a sleek shower suite, efficient electric underfloor heating, a secure entry phone system, and energy-efficient double glazing. The kitchen is equipped with state-of-the-art fittings and integrated appliances, featuring the added convenience of a dishwasher.

Residents of this exclusive development enjoy privileged access to a private gym.

Situated in the vibrant heart of Walthamstow, just moments away from Walthamstow Central Station, Market, and Village, this apartment offers a harmonious blend of style, comfort, and convenience.

With its modern amenities and prime location, this property is a tempting choice, capturing the essence of city living in the lively ambiance of Walthamstow.

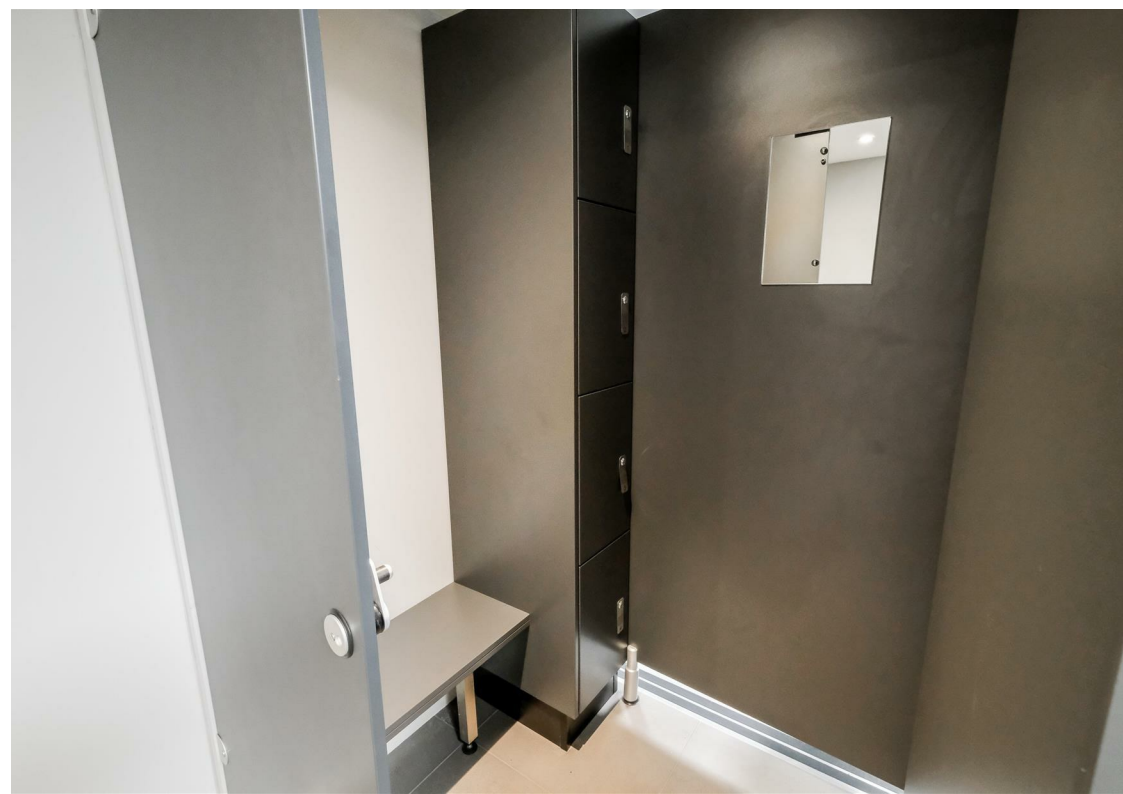
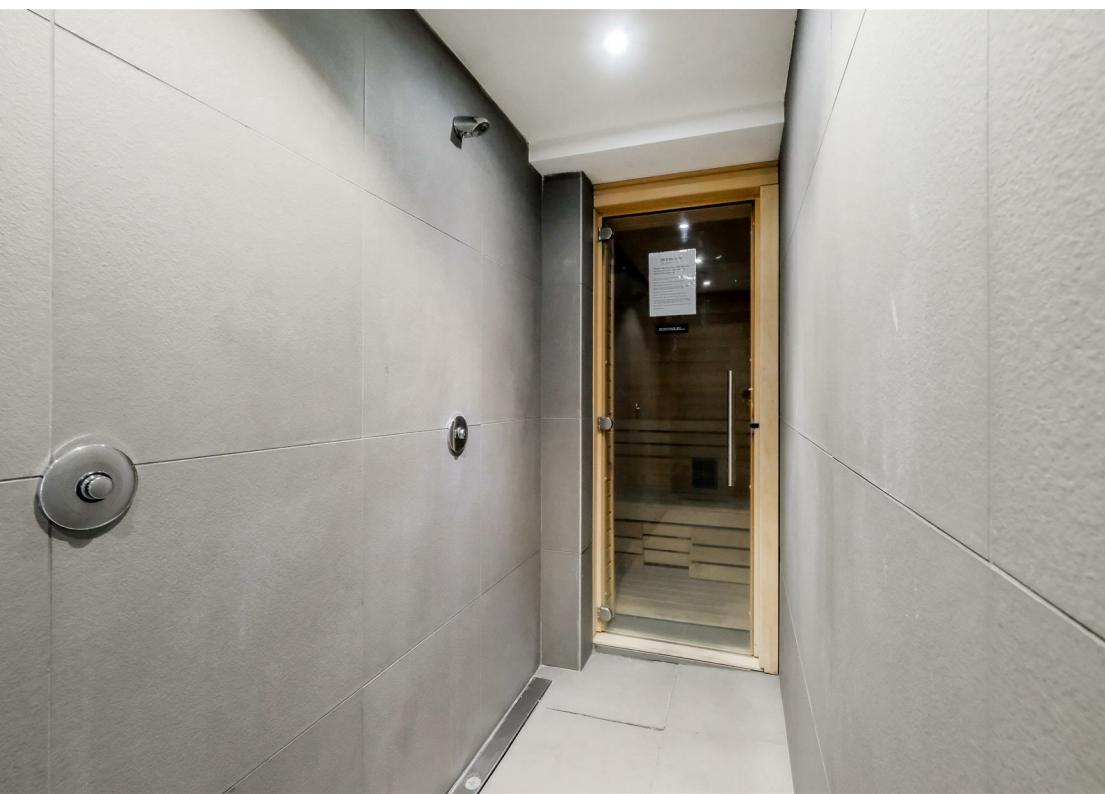


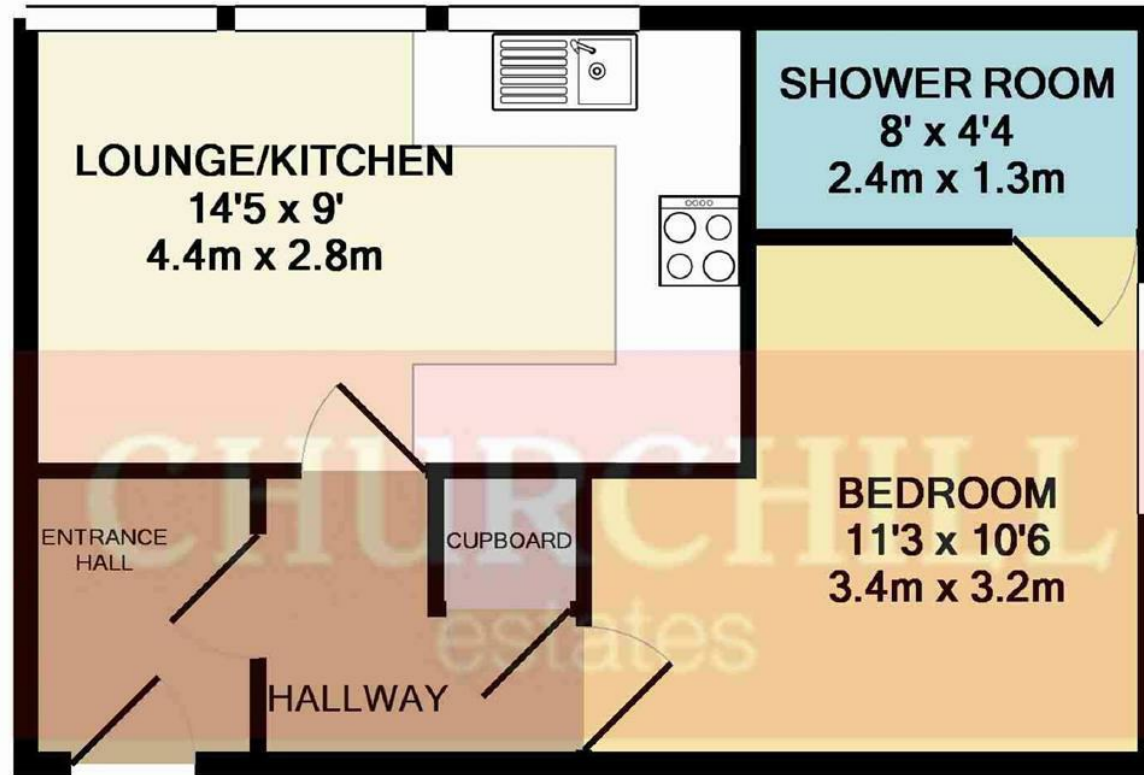




- Chain Free
- Modern Apartment
- 0.2 Miles From Walthamstow Central (Victoria and Weaver Lines)
- Modern Kitchen
- Double Glazed
- One Double Bedroom
- Central Location
- Underfloor Heating
- Modern Shower
- Video Entryphone

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TOTAL APPROX. FLOOR AREA 333 SQ.FT. (30.9 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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