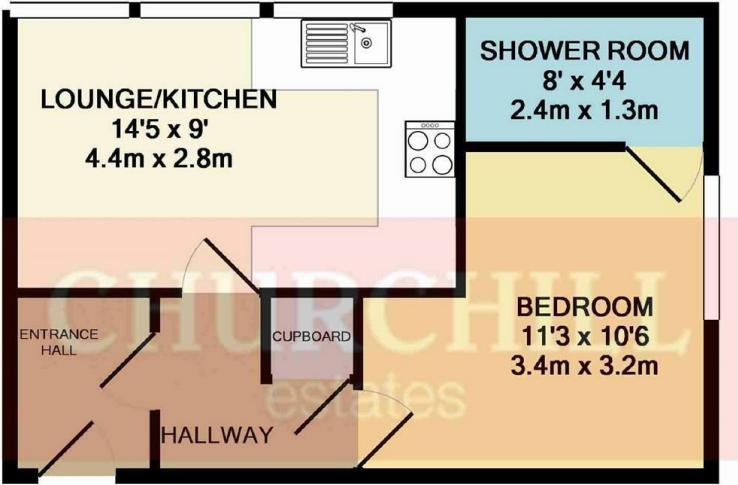




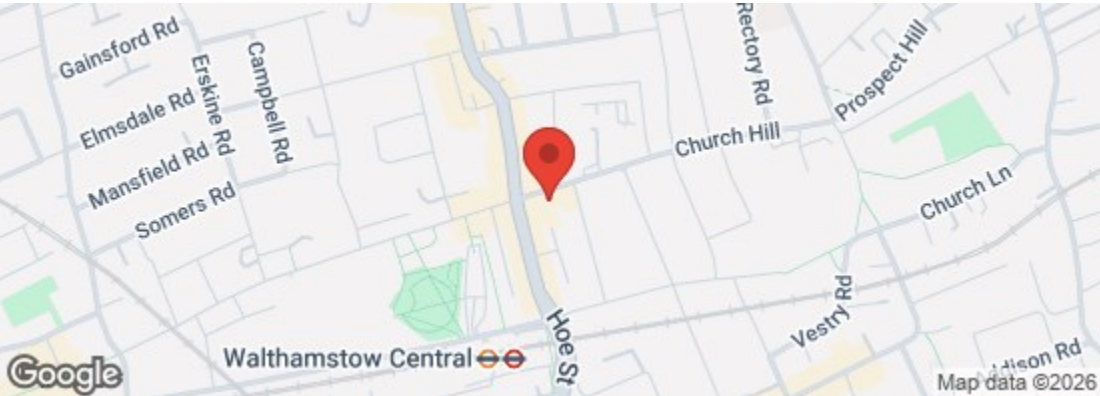
TOTAL APPROX. FLOOR AREA 333 SQ.FT. (30.9 SQ.M.)

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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Council: Waltham Forest | Council Tax Band: B | Floor Area: 333.00 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	64	64
(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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Quant Building, Walthamstow, E17 3AG
£1,550 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 ground floor flat, perfect for those seeking comfort and convenience. This newly built conversion boasts a well-designed layout, featuring one spacious double bedroom, a contemporary bathroom, and a welcoming reception room that invites relaxation.

This apartment is ideal for individuals or couples looking for a stylish yet practical living space. The property is equipped with underfloor heating, ensuring a warm and inviting atmosphere throughout the year. Large double-glazed windows not only enhance the aesthetic appeal but also provide excellent insulation, keeping the noise at bay and maintaining a serene environment.

Residents of the Quant Building will enjoy exclusive access to a range of amenities, including a well-equipped gym and a dedicated concierge service, adding an extra layer of convenience to daily life. For those who cycle, bike storage is available, making it easy to explore the vibrant surroundings.

Situated in a prime location, this flat is just a stone's throw away from Walthamstow Central, offering excellent transport links and a plethora of shops, cafes, and restaurants. Additionally, the charming Walthamstow Village is within close proximity, providing a delightful escape with its quaint streets and community spirit.

Available from early August and offered unfurnished, this modern apartment presents a fantastic opportunity for anyone looking to embrace the dynamic lifestyle that Walthamstow has to offer. Don't miss your chance to make this stylish flat your new home.

