

**1ST FLOOR**  
APPROX. FLOOR AREA 313 SQ. FT. (29.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 393 SQ. FT. (36.5 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: 355.00 sq ft



**CHURCHILL**  
estates

6-10 Church Hill, Walthamstow, E17 3AG  
£1,500 Per Calendar Month

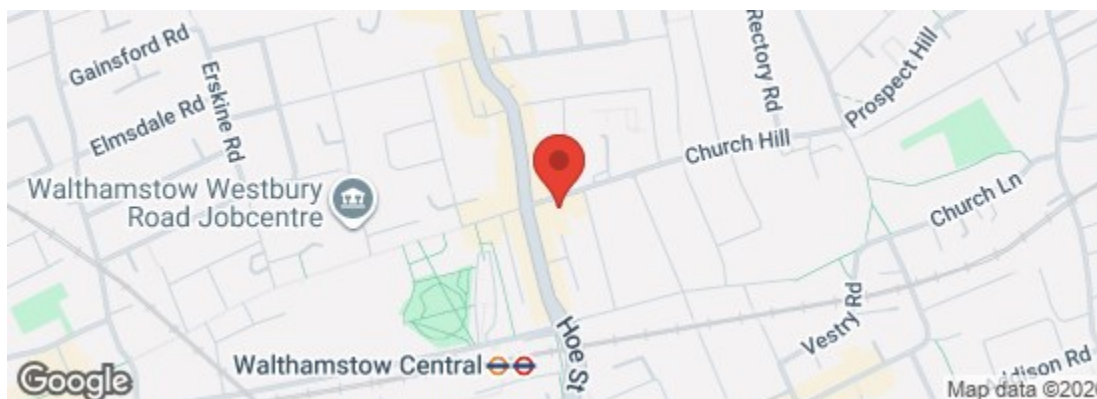
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: [walthamstow@wearechurchills.co.uk](mailto:walthamstow@wearechurchills.co.uk)

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.



Nestled in the heart of Walthamstow, the Quant Building offers a splendid opportunity to reside in a contemporary duplex apartment. Spanning an impressive 355 square feet, this newly built flat is designed to provide both comfort and style. Available from early July, the property comes unfurnished, allowing you to personalise your living space to your taste.

The modern fitted kitchen is equipped with integrated appliances, making it a delight for those who enjoy cooking. The open-plan layout enhances the sense of space, while the underfloor heating ensures a warm and inviting atmosphere throughout the year.

Residents will appreciate the convenience of gym facilities, promoting a healthy lifestyle right at your doorstep. Security is paramount, with a video entryphone system and double-glazed windows that not only enhance safety but also improve energy efficiency.

Situated just a short distance from Walthamstow Central Station, commuting to central London is both quick and easy, making this property ideal for professionals and city dwellers alike.

This duplex apartment in the Quant Building is a perfect blend of modern living and practicality, offering a unique opportunity to enjoy the vibrant lifestyle that Walthamstow has to offer. Don't miss your chance to make this stylish flat your new home.