



CHURCHILL
estates



Quant Building, Church Hill, Walthamstow

£2,250 Per Calendar Month

Tenure :

Floor Area : 624.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : TBC

Bedrooms : 2

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Available Late September - Furnished -
Churchill Estates are delighted to offer this
unique Two Bedroom Triplex-Style Apartment
presented to an exceptional standard
throughout.

Located in the heart of Walthamstow this top
floor apartment offers flexible and modern city
living with accommodation arranged over three
floors including a self contained Bedroom,
Kitchenette and En Suite Shower Room on the
entrance floor along with a utility cupboard
housing a washing machine. The middle floor
provides for a generous double bedroom with
open dressing area and shower room with the
top floor boasting the beautifully appointed
open-plan living/kitchen/dining room with
integrated appliances including dishwasher and
additional washing machine. The dual-aspect
living space is flooded with light and stunning
views across London and Walthamstow
rooftops with access onto a private balcony
approximately 15ft in length where the views
can be fully appreciated.

The apartment further benefits from electric
heating, double glazing and Three generous
external lockable storage cupboards found
within the communal landings. Lift access from
the ground floor services the apartment which
benefits further from communal bike store,
residents only gym facilities with sauna and
concierge.

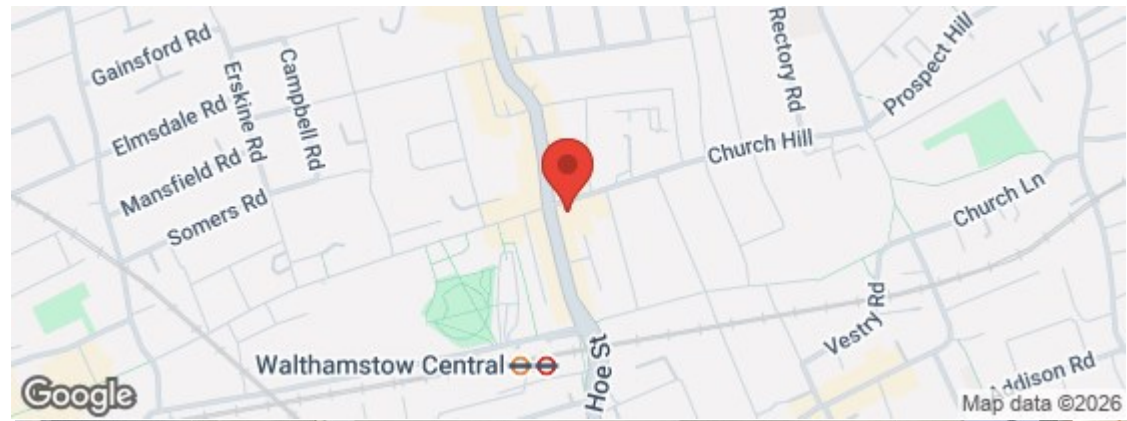
Internal Viewing is fully advised





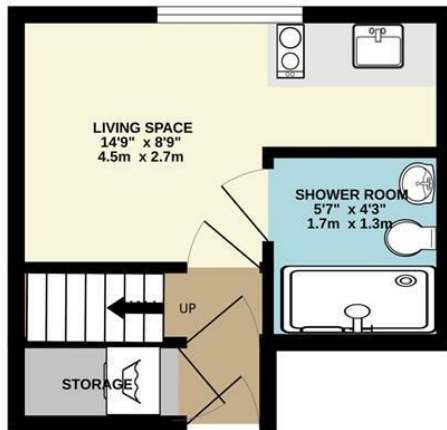


- Available Late September - Offered Furnished
- Private Balcony with Stunning Views
- Walthamstow Central Location
- Beautiful Open-Plan Living/Kitchen/Dining Space
- Communal Gym Facilities, Concierge & Bike Store
- Unique Two Bedroom Triplex Apartment
- Self Contained Unit within offering Kitchenette & En Suite
- Three Generously Proportioned External Storage Cupboards
- Electric Underfloor Heating & Double Glazing

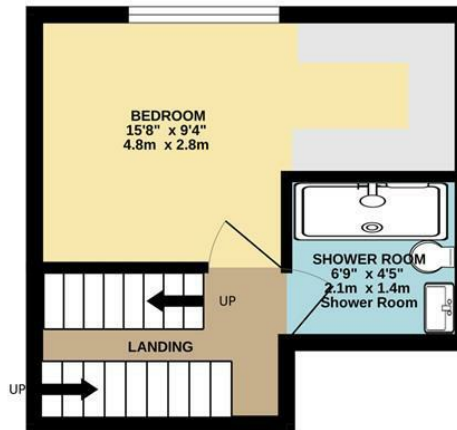




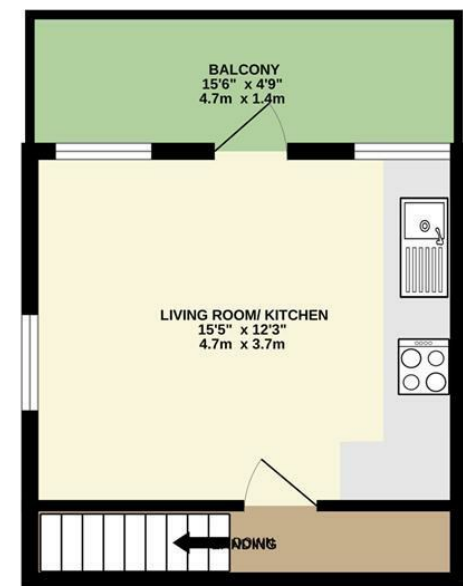
GROUND FLOOR
191 sq.ft. (17.8 sq.m.) approx.



1ST FLOOR
191 sq.ft. (17.8 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 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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To view call **0208 503 6060**

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