



GROUND FLOOR
APPROX. FLOOR
AREA 80 SQ. FT.
(7.4 SQ. M.)



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: 376.00 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	67	67
(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
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Quant Building, Walthamstow, E17 3AG
£1,450 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 presents a splendid opportunity to acquire a modern duplex apartment that perfectly balances contemporary living with convenience. This newly built flat, measuring 376 square feet, boasts a well-designed layout that includes a welcoming reception room, a comfortable bedroom, and a stylish bathroom.

As you step into this unfurnished apartment, you will immediately appreciate the modern features that enhance its appeal. The underfloor heating ensures a warm and inviting atmosphere throughout, while the double glazing provides excellent insulation and noise reduction, making it a peaceful retreat in the bustling city. The modern kitchen is equipped with integrated appliances, offering both functionality and style for those who enjoy cooking and entertaining.

Security is paramount, and the property is fitted with a video entry phone system, allowing you to feel safe and secure in your new home. The central location of the Quant Building means you are just a stone's throw away from local amenities, transport links, and the vibrant community that Walthamstow has to offer.

Available Now, this duplex apartment is an ideal choice for individuals or couples seeking a modern lifestyle in a thriving area. Do not miss the chance to make this exceptional property your new home.

