

1ST FLOOR
APPROX. FLOOR
AREA 149 SQ.FT.
(13.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 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: A | Floor Area: 279.00 sq ft



CHURCHILL
estates

Quant Building, Church Hill, Walthamstow, E17 3AG
£1,400 Per Calendar Month

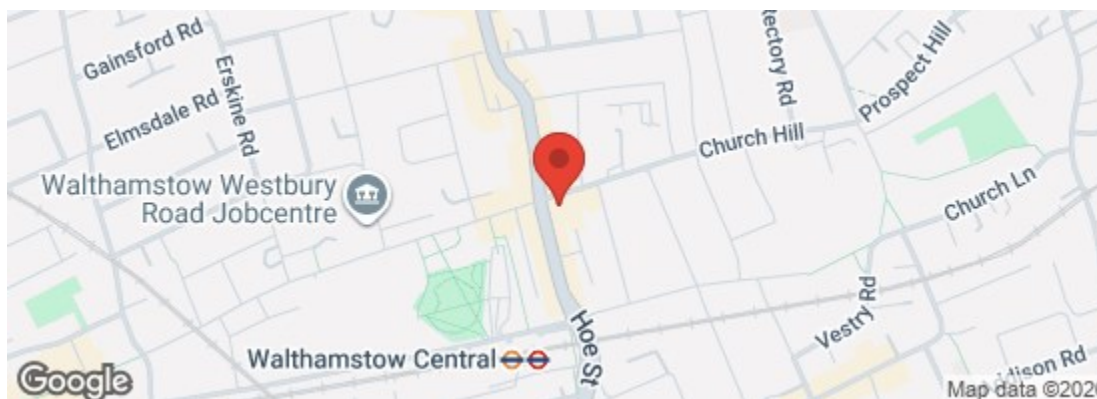
Bedrooms: 0 | Reception Rooms: 1 | Bathrooms: 1



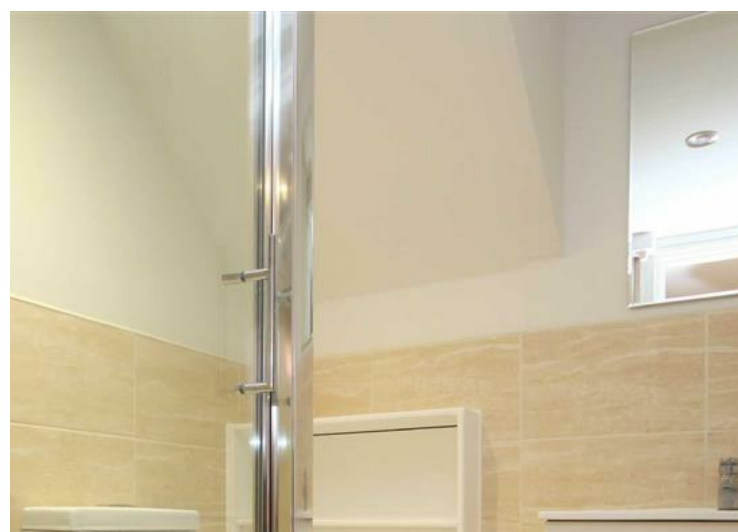
Request a Viewing: **0208 503 6060** Email: walthamstow@wearechurchills.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	73
	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 presents an exceptional opportunity to acquire a contemporary studio flat, perfect for those seeking a modern lifestyle. This newly built property boasts a well-designed layout, encompassing a reception room that seamlessly integrates with a stylish kitchen, creating an inviting space for both relaxation and entertaining.

The studio flat features a modern bathroom, ensuring convenience and comfort, the space is efficiently utilised, making it ideal for individuals or couples. The property is equipped with a video entry phone system, providing an added layer of security and peace of mind.

One of the standout features of this flat is the small private garden, offering a delightful outdoor retreat for residents to enjoy. The double-glazed windows not only enhance the aesthetic appeal but also contribute to energy efficiency, while the underfloor heating ensures a warm and cosy atmosphere throughout the year.

Situated in central Walthamstow, this property is within walking distance to Walthamstow Central station, making commuting to London and beyond both convenient and efficient. The vibrant local area is rich with amenities, including shops, cafes, and parks, providing a lively community atmosphere.

Available unfurnished from early to mid-September, this studio apartment is a perfect canvas for you to personalise and make your own. Don't miss the chance to make this charming studio your new home.

