

BED MEZZANINE
9'9 x 6'10
3.0m x 2.1m

MEZZANINE DECK
APPROX. FLOOR
AREA 69 SQ.FT.
(6.4 SQ.M.)

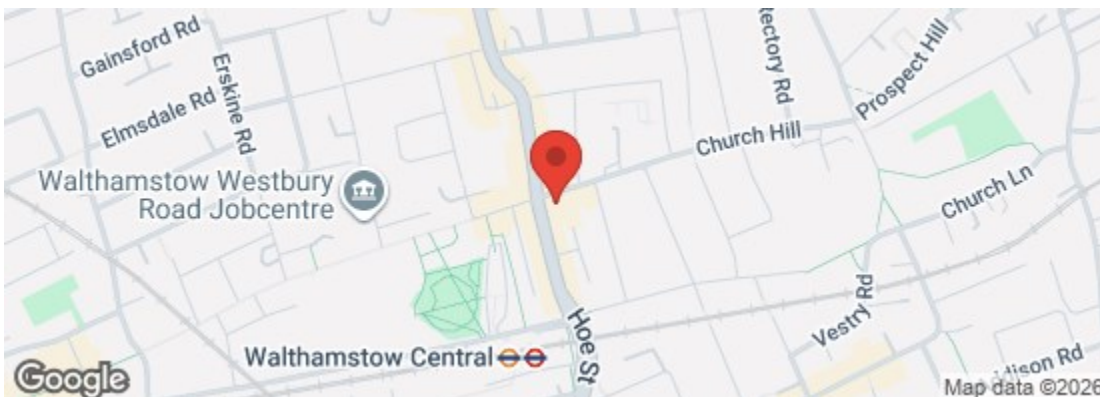
GROUND FLOOR
APPROX. FLOOR
AREA 514 SQ.FT.
(47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 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.
Made with Metropix ©2018

Council: LBWF | Council Tax Band: B | Floor Area: 582.00 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		55	55
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

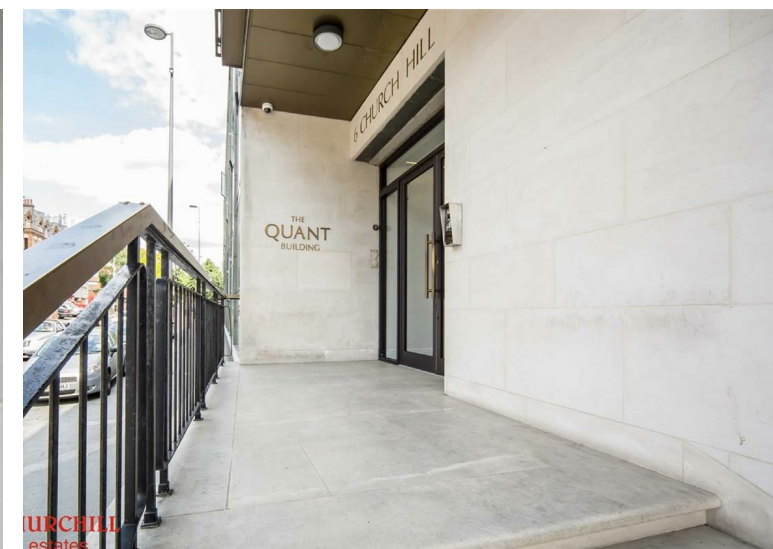


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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.

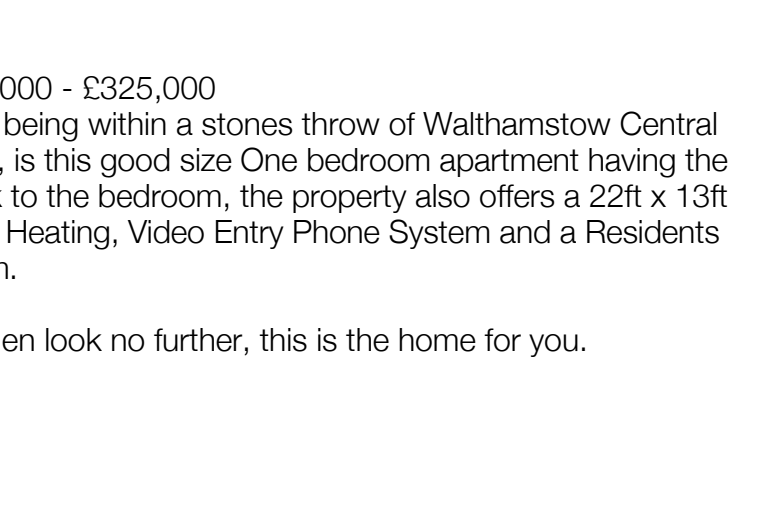
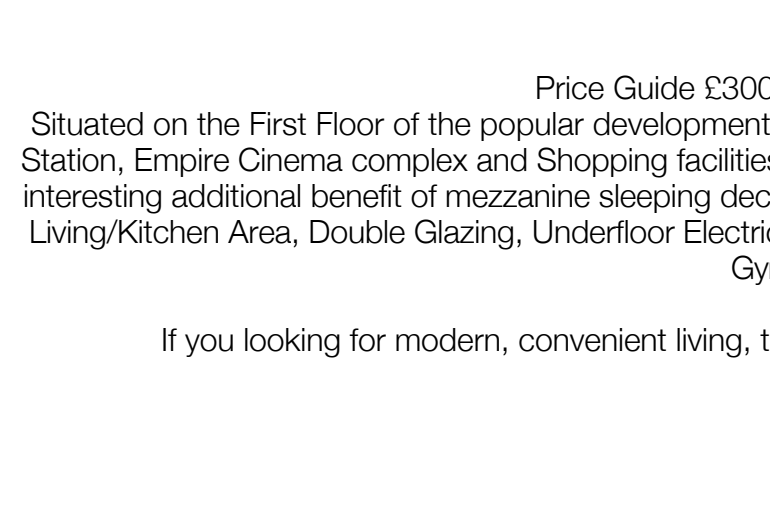
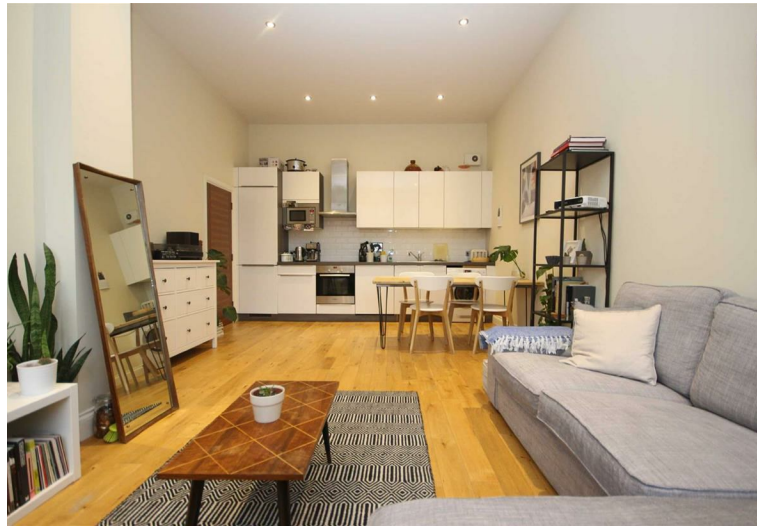
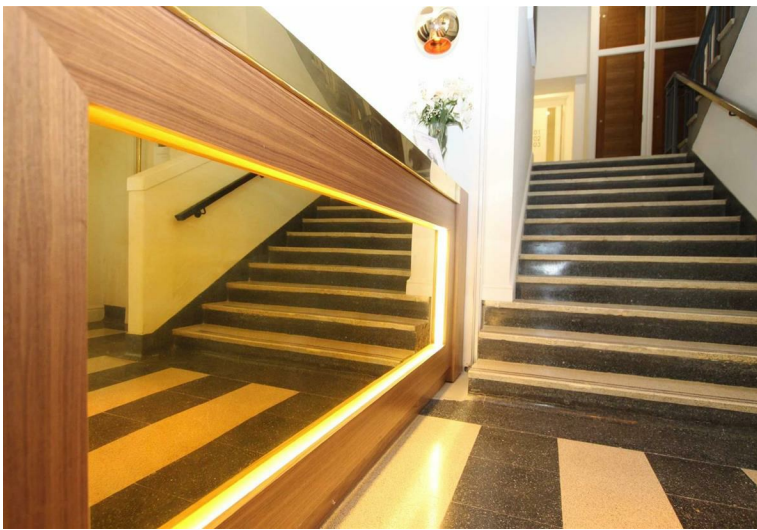


The Quant Building, Walthamstow, E17 3AG
Price Guide £300,000 Leasehold

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



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



Price Guide £300,000 - £325,000

Situated on the First Floor of the popular development, being within a stones throw of Walthamstow Central Station, Empire Cinema complex and Shopping facilities, is this good size One bedroom apartment having the interesting additional benefit of mezzanine sleeping deck to the bedroom, the property also offers a 22ft x 13ft Living/Kitchen Area, Double Glazing, Underfloor Electric Heating, Video Entry Phone System and a Residents Gym.

If you looking for modern, convenient living, then look no further, this is the home for you.

