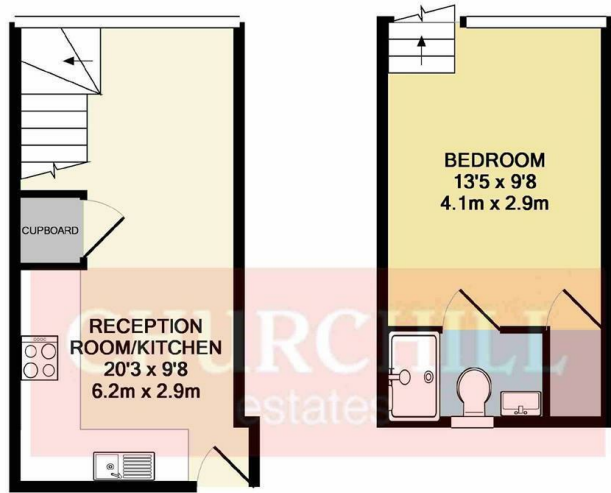




GROUND FLOOR
APPROX. FLOOR
AREA 199 SQ.FT.
(18.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 169 SQ.FT.
(15.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 368 SQ.FT. (34.2 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: 387.00 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		
(39-54) E	42	42
(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
estates



CHURCHILL
estates

Quant Building, 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**



Welcome to the Quant Building in the vibrant area of Walthamstow, where modern living meets convenience. This delightful duplex apartment is now available for rent, offering a perfect blend of comfort and style.

As you enter, you will be greeted by a spacious reception room that provides an inviting atmosphere, ideal for both relaxation and entertaining. The apartment features one generously sized double bedroom, ensuring a restful retreat at the end of the day. The well-appointed bathroom is designed with contemporary fixtures, providing a serene space for your daily routines.

This purpose-built flat comes fully furnished, allowing you to move in with ease. The property boasts underfloor heating, ensuring warmth and comfort throughout the year. Security is paramount, and the video entryphone system adds an extra layer of peace of mind. Additionally, the double glazing enhances energy efficiency while minimising noise from the outside.

Residents of the Quant Building enjoy exclusive access to a well-equipped gym, perfect for maintaining an active lifestyle without the need to venture far from home. The on-site concierge service further enhances the living experience, providing assistance and support whenever needed.

Situated in Walthamstow, this property is ideally located near a variety of local amenities, including shops, restaurants, and excellent transport links, making it a fantastic choice for those seeking a vibrant community atmosphere.

Do not miss the opportunity to make this charming duplex apartment your new home. Available from Mid November. Please call to arrange a viewing.

