



**CHURCHILL**  
estates





# The Quant Building, Walthamstow

Offers In Excess Of  
£285,000

Tenure : Leasehold

Floor Area : 431.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(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	







Churchill Estates are delighted to offer this spacious one bedroom South- West facing modern apartment set within this modern converted development in the heart of Walthamstow moments away from Walthamstow Village.

This property is ideally located just within a short stroll from local Bus/Cycle Routes, and walking distance to Walthamstow Central Station, London's most popular market and Lloyd Park.

The property is located on second floor and the development offers access to a resident's only gym/sauna and on-site concierge. Internal benefits include: video entry phone system, electric underfloor heating, modern shower suite, double glazing, modern fitted kitchen with integrated appliances, double bedroom with mezzanine storage deck and bike storage.

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.

Tenure: leasehold

Lease : 250 years remaning

Service charge : £1,850 pa

Ground rent : Nil

Council tax :B

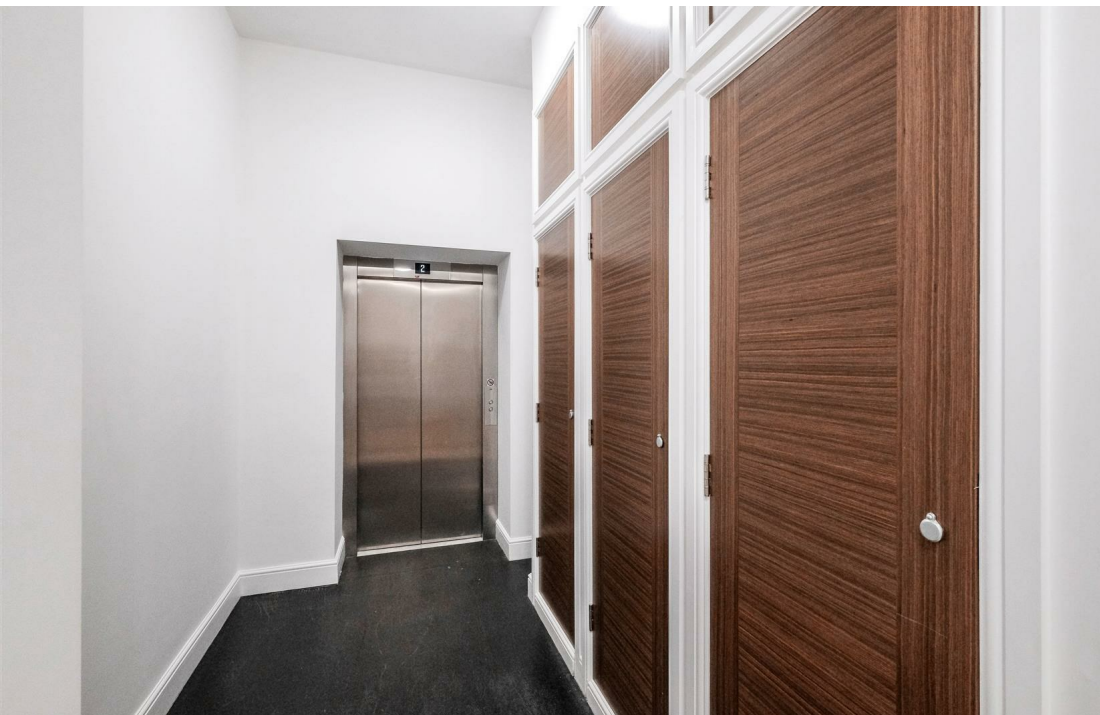
EPC: D



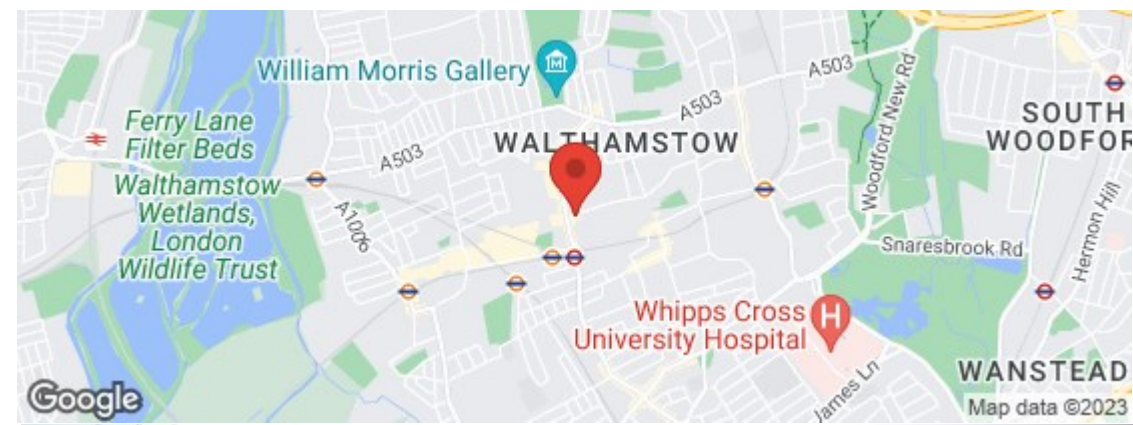






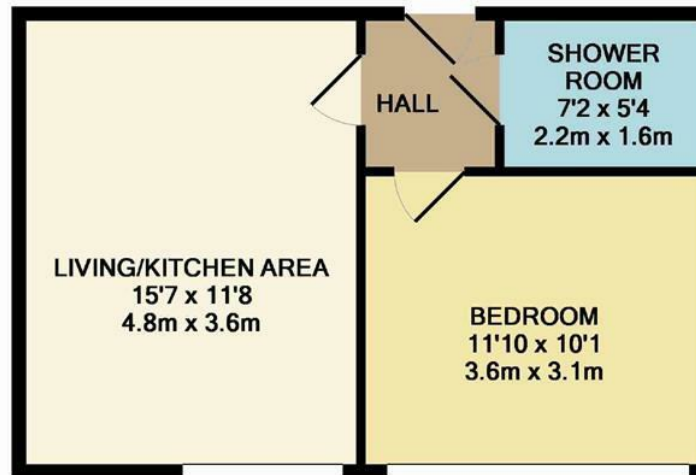


- One Bedroom Apartment
- Central Location
- Underfloor Heating
- Modern Kitchen
- Video Entryphone
- Underfloor Heating Bullet
- Modern Shower Suite
- Mezzanine Storage Deck









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GROUND FLOOR  
APPROX. FLOOR  
AREA 367 SQ.FT.  
(34.1 SQ.M.)

**MEZZANINE AREA**  
11'9 x 5'6  
3.6m x 1.7m

1ST FLOOR  
APPROX. FLOOR  
AREA 65 SQ.FT.  
(6.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 431 SQ.FT. (40.1 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  
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To view call **0208 503 6060**

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