



6 CHURCH HILL

THE QUANT BUILDING

CREAMS ITALIAN

THE ITALIAN GELATO & DESSERT CO.

THE ITALIAN GELATO & DESSERT CO.

20 ZONE

Mon - Sun  
7 am - 7 pm  
No loading  
Mon - Sun  
7 am - 7 pm  
No loading  
at any time

F1555

CV57 BVE



# The Quant Building, Walthamstow

Price Guide £325,000

Tenure : Leasehold

Floor Area : 582.00 sq ft

Local Authority : LBWF

Council Tax Band :

Bedrooms : 1

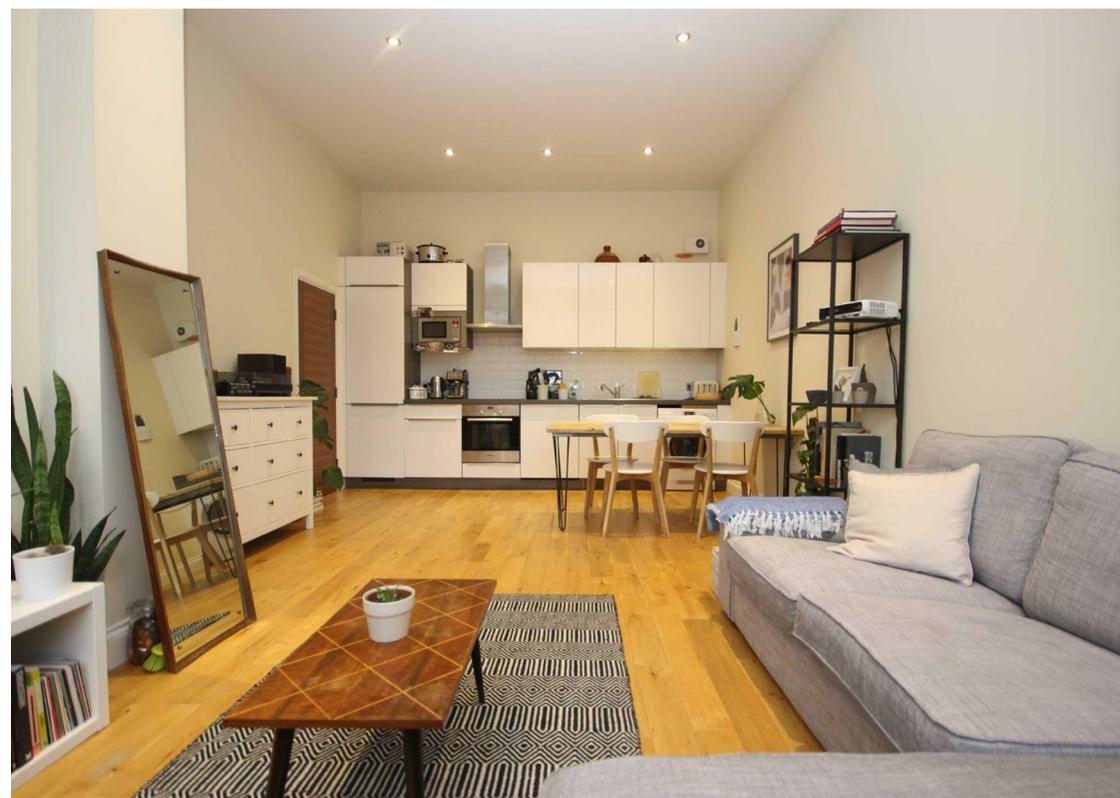
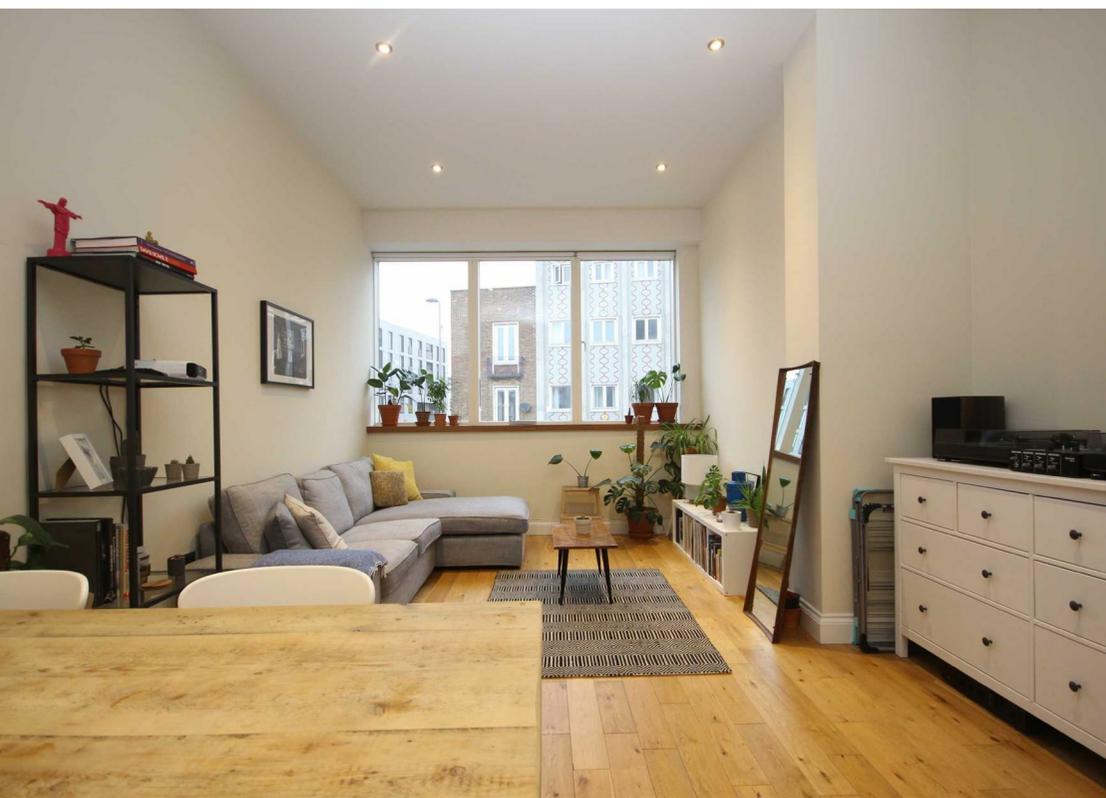
Receptions : 1

Bathrooms : 1



## Energy Efficiency Rating

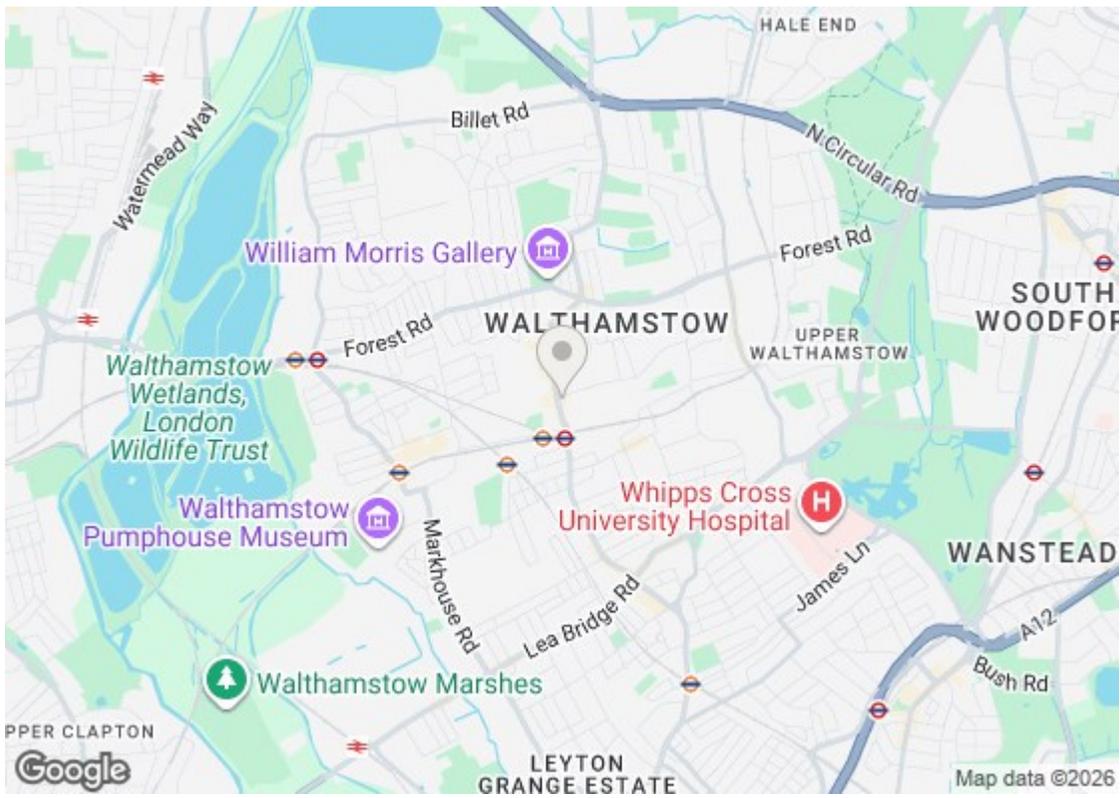
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	55
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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.

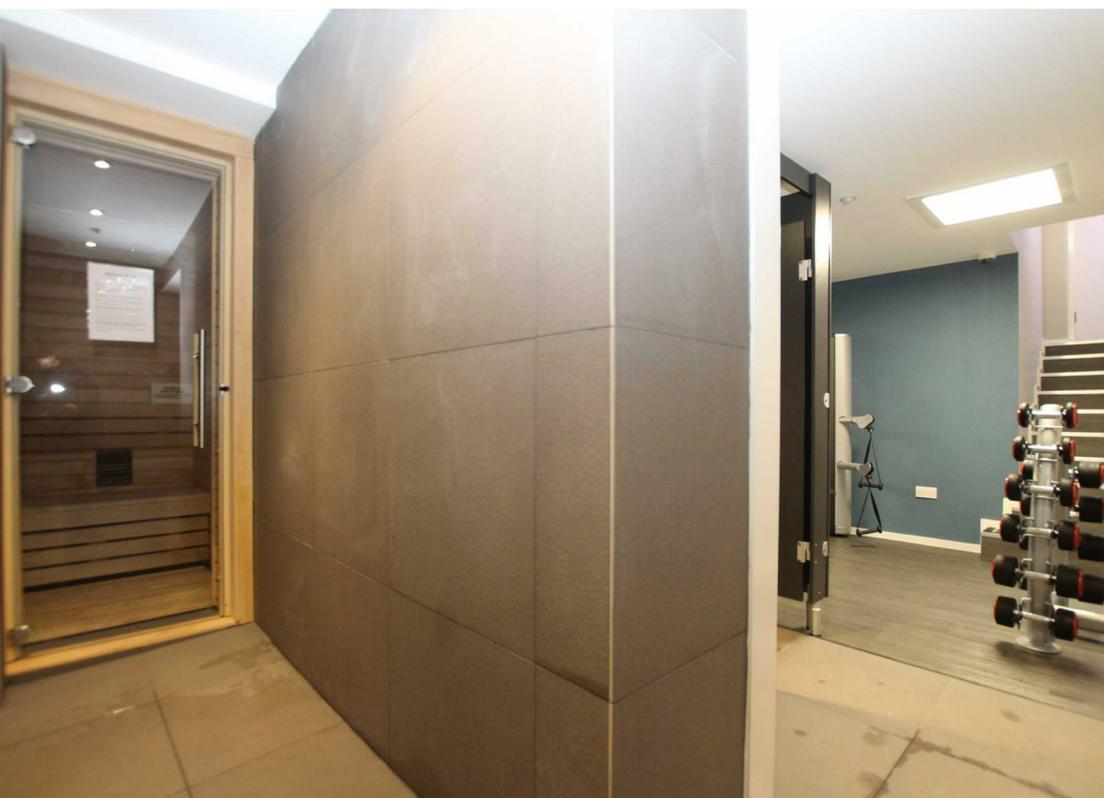


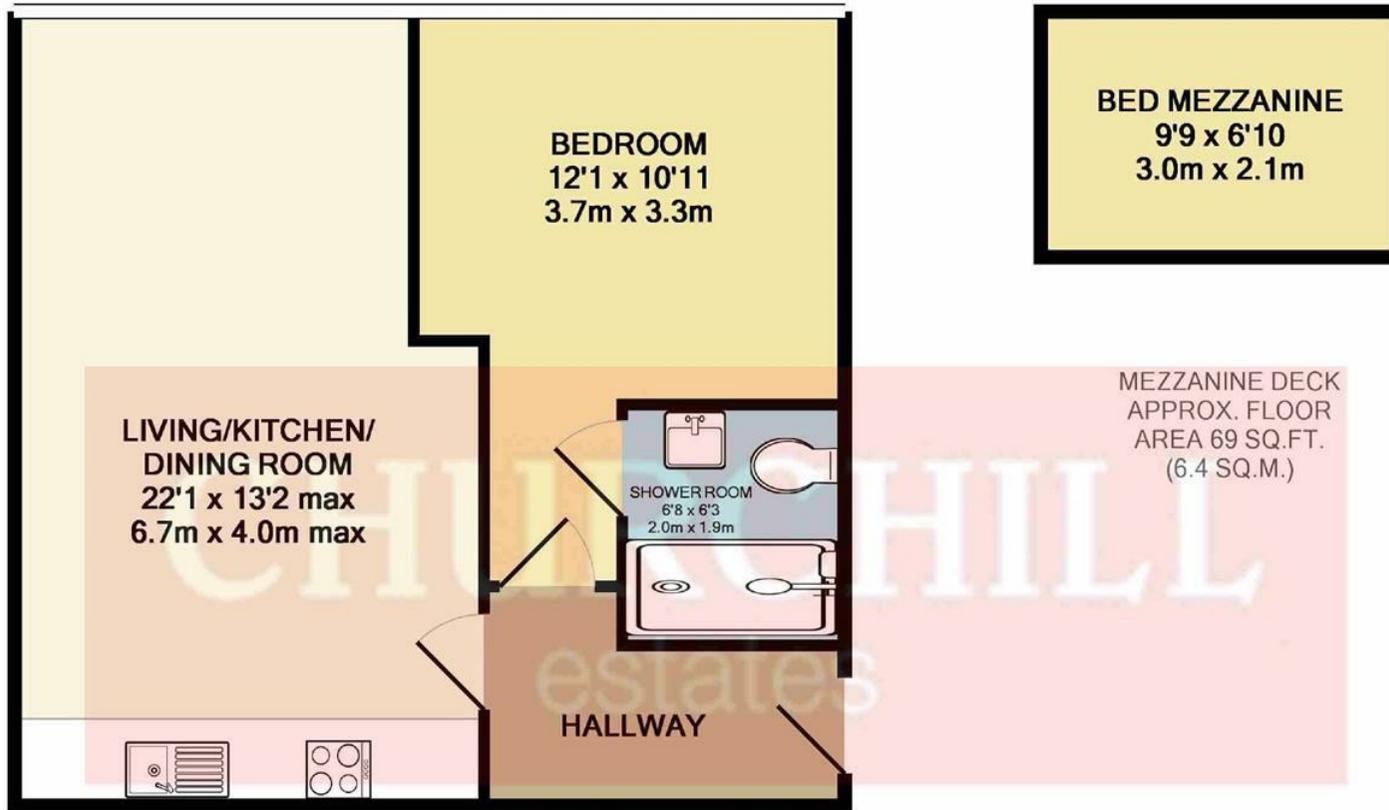




- One Bedroom Flat
- 22ft Living/Kitchen Area
- Video Entry Phone
- Chain Free
- First Floor
- Underfloor Heating
- Residents Gym

**CHURCHILL**  
estates





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

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To view call **0208 503 6060**

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