



GROUND FLOOR  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 473 SQ.FT. (43.9 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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1ST FLOOR  
APPROX. FLOOR  
AREA 38 SQ.FT.  
(3.6 SQ.M.)

Council: Waltham Forest | Council Tax Band: B | Floor Area: 430.00 sq ft



**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**

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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 offers a splendid opportunity to reside in a modern first-floor apartment. This purpose-built flat features one spacious double bedroom, making it an ideal choice for individuals or couples seeking a comfortable living space.

As you enter the apartment, you will be greeted by a well-designed reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The property boasts a contemporary shower room, ensuring convenience and style.

One of the standout features of this apartment is the underfloor heating, which promises warmth and comfort throughout the colder months. Additionally, the double glazing enhances energy efficiency and reduces noise, creating a peaceful sanctuary in the bustling city.

Step out onto the charming Juliet balcony, where you can enjoy fresh air and a pleasant view, adding a touch of outdoor space to your living experience.

Located just a stone's throw from Walthamstow Central, residents will benefit from excellent transport links and a vibrant local community, with an array of shops, cafes, and parks nearby.

This unfurnished flat is available now, providing a blank canvas for you to make it your own. Do not miss the chance to secure this modern apartment in a sought-after location.

