



GROUND FLOOR
APPROX. FLOOR
AREA 207 SQ.FT.
(19.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 177 SQ.FT.
(16.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 383 SQ.FT. (35.6 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: 383.00 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	51	51
(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.

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Quant Building, Walthamstow, E17 3AG
£1,450 Per Calendar Month

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



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



Available Mid August 2024 - UNFURNISHED - Churchill Estates are delighted to offer this Modern One Double Bedroom Duplex Apartment situated in Central Walthamstow moments from Walthamstow Central Station, Local Bus/Cycle Routes and Market with the ever-popular Lloyd Park and Walthamstow Village easily accessible.

The property benefits from video entryphone system, electric underfloor heating, double glazing, modern shower suite and modern kitchen with integrated appliances including dishwasher.

The development also boasts access to a residents only gym and on-site concierge. Early Viewings Advised.

