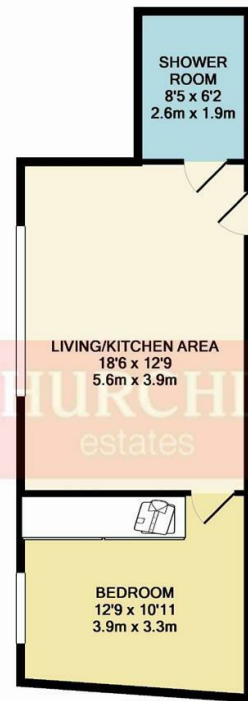


Available Late March 2025 | Unfurnished | Modern One Double Bedroom Apartment | Centrally located for access to Walthamstow Central Station | Underfloor Heating | Gym Facilities | Concierge Service | Double Glazing | Modern Kitchen & Bathroom



TOTAL APPROX. FLOOR AREA 427 SQ.FT. (39.7 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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Churchill Estates

Quant Building, Walthamstow, E17 3AG

£1,595 Per Calendar Month

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(39-54) E	61
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



5 Week Security Deposit | £1,846
 EPC Rating | D
 12 Month Tenancy
 Council Tax Band | B

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.



To view call **0208 503 6060**
 Email walthamstow@churchill-estates.co.uk

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Available Now - Unfurnished - Churchill Estates are delighted to offer this Modern One Double Bedroom First Floor Apartment centrally located for access to Walthamstow Central Station, Walthamstow Village, High Street & Lloyd Park with shopping amenities and bus/cycle routes nearby.

Internally the property boasts a modern fitted shower room, underfloor heating, double glazing, video entryphone system, open-plan living/kitchen/dining room with integrated appliances and generous double bedroom with floor-to-ceiling fitted wardrobes.

The Quant Development offers access to a Resident's Only Gym, On-site Concierge and Cycle Store. Early Viewing Advised.

