



CHURCH HILL

THE
QUANT
BUILDING

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The Quant Building, Walthamstow

Asking Price £325,000

Tenure: Leasehold

Floor Area: 409.00 sq ft

Local Authority: Waltham Forest


Council Tax Band: B

Bedrooms : 1

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Located in the heart of Walthamstow Central, this beautifully presented one-bedroom apartment is set within the sought-after Quant Building and benefits from a long lease of approximately 113 years remaining. Finished to an immaculate standard throughout, the property offers modern and comfortable living with underfloor heating, double glazed windows, video entry phone system, concierge service, lift access, and a resident's gym with sauna.

Ideally positioned close to Lloyd Park and the renowned William Morris Gallery, the apartment is surrounded by Walthamstow's vibrant mix of cafés, restaurants, bars, and entertainment venues, including The Forest Cinema Complex and Soho Theatre Walthamstow.

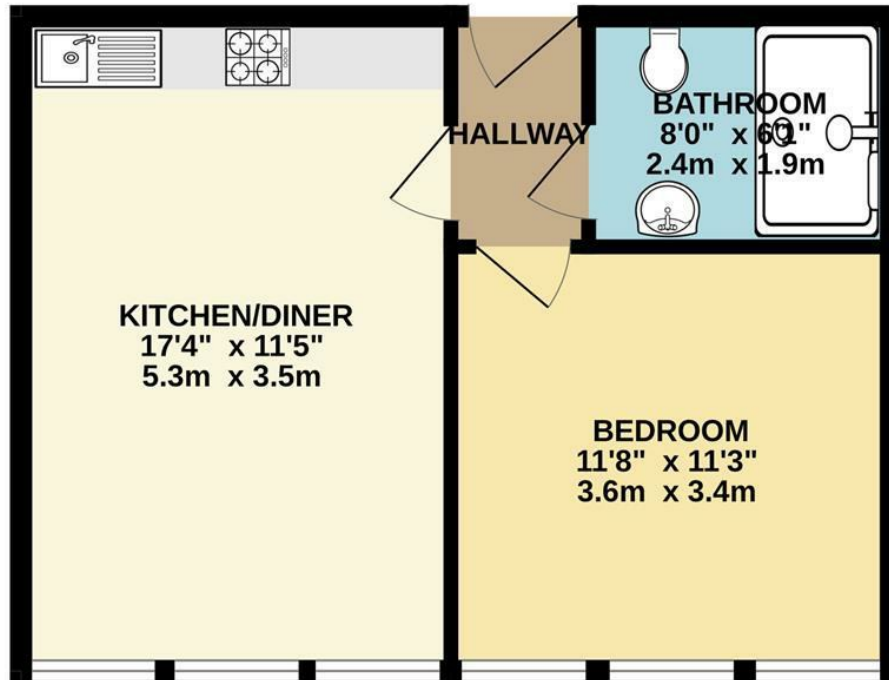
The area also boasts excellent local amenities, with Europe's longest outdoor street market, The Mall shopping centre, and the local library all just moments away. The popular Walthamstow Feel Good Leisure Centre, offering a gym, swimming pools, and spa facilities, is also within easy walking distance.

The property is a stone's throw from Walthamstow Central Station, providing fast and convenient connections into Central London via the Victoria Line to King's Cross St. Pancras and the Weaver Line to Liverpool Street. Walthamstow Bus Station is also nearby, offering excellent bus routes across London.





SECOND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 471 sq.ft. (43.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**