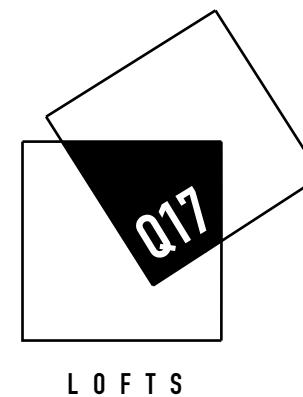
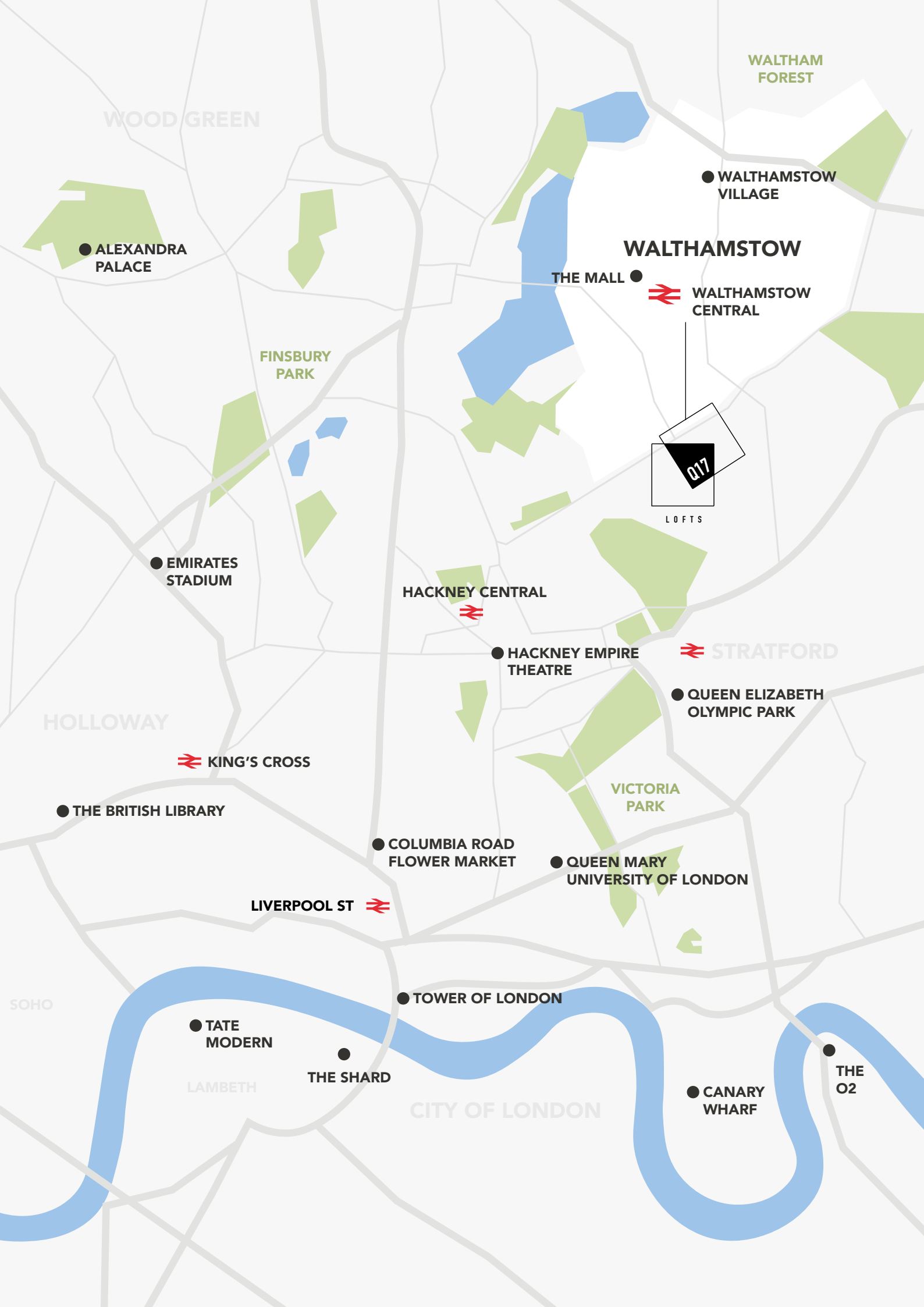




LOFTS





Q17 Lofts is a collection of 9 stunning new spacious apartments being constructed on the roof of The Quant Building that will be completed by Q1, 2022.

The Quant Building is a superb residential block comprising 60 modern apartments, designed with Walthamstow's thriving population of young professionals and first-time buyers in mind.

Entering the building using personal key fobs, residents step into the walnut veneered lobby which evokes the best of 1960s design, with a concierge desk as the focal point and entry to the fully equipped gym and sauna.

The existing apartments, spread over four floors can be accessed via lift or communal granite staircase.

The much anticipated Q17 Loft development will combine the best of British craftsmanship with contemporary-style kitchens comprising sleek modern cabinetry encasing market-leading appliances including integrated full-height fridge-freezer, dishwasher and wine cooler. All apartments come ready wired with Hyperoptic fibre broadband and a digital video entry system.

The bathrooms, tiled in Italian porcelain, feature large walk-in showers, modern sanitary ware and specially designed vanity units.

Built by local developer Hiltongrove, established in Walthamstow over two decades ago, The Quant delivers homes that complement the townscape and community spirit of the borough.



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DEVELOPER

ABOUT TOWN

Conveniently located only a three-minute walk from Walthamstow Central, residents at The Quant are superbly connected with London underground, national rail and bus services on the doorstep. Due south are the hipster areas of Hackney, Spitalfields and Whitechapel. Directly west, the best of north London – two Premier League football clubs and the popular residential areas of Crouch End and Islington.

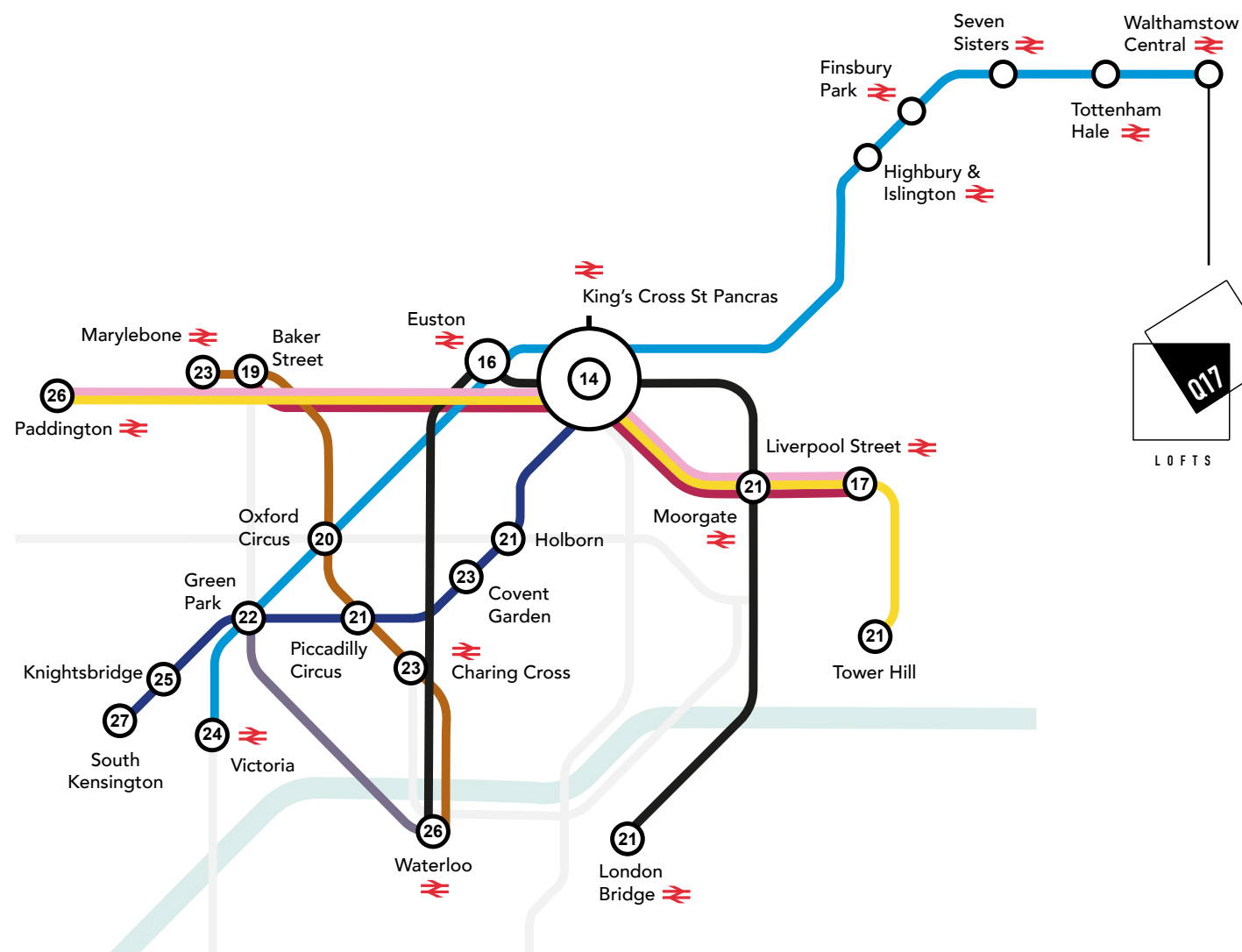
The borough of Walthamstow itself is surrounded by parkland. The picturesque waterways and reservoirs of the River Lea valley are labelled as Sites of Special Scientific Interest due to the habitat they provide to an incredible array of birdlife and fauna. Hence the reason why you're likely to see herons in flight over the town centre – something pretty unique to the 'Stow!

OXFORD CIRCUS
JUST 20 MINS AWAY ON THE
VICTORIA LINE

KING'S CROSS ST PANCRAS
& EUROSTAR 14 MINS
VIA TUBE

LIVERPOOL STREET
JUST 18 MINS ON LONDON
OVERGROUND

UNDER 15 MINS TO
STRATFORD



“The big advantage over Hackney is access to the Tube station.”

THE SUNDAY TIMES BEST PLACES TO LIVE IN BRITAIN 2018

#AWESOMESTOW

Walthamstow is the most popular neighbourhood for home buyers in London, according to current research measuring the earliest indicator of demand in an area.

The north-east London area has the most prospective home buyers signed up to receive instant property alerts from Rightmove in the capital. Walthamstow has become increasingly popular with buyers willing to move further out from the centre of London in search of houses and outside space, often heading north from more expensive areas such as Hackney and Islington.

Asking prices in the area have increased by 116 per cent in the past decade and popularity has grown even more as lockdown-weary Londoners prioritise space over centrality.



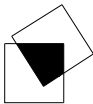
Q17 LOFTS | WALTHAMSTOW



The building offers the use of a fully equipped gym and sauna with all interiors designed to a very high specification.

Entering the building using personal key fobs, residents step into the walnut veneered lobby, which evokes the best of 1960s design, with the daytime concierge desk as a focal point.

CGI SHOWING HOW THE Q 17 LOFTS WILL APPEAR ON THE QUANT BUILDING



INTERIORS

Passionately designed, these interiors provide the warmth and comfort of a home, whilst the modern crisp finishes will continue to excite you. These lofts showcase open-plan living with soaring ceilings and large roof light panels; perfect for entertaining and working.

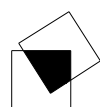
Designed to maximise the potential of the space, every detail of these apartments has been thoroughly thought over and specified to bring you a luxurious, modern and, most importantly, very practical living space.

Whether hosting a dinner party or having a relaxing day in, these apartments surround you with a secure, adaptable environment. Your own safe haven away from the bustling streets of London!

Featuring bespoke kitchens, bathrooms and joinery, each apartment is unique, but they have all been specified to the highest standard and bring you quality materials that create these stunning interiors.



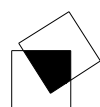
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Q17 LOFTS | WALTHAMSTOW





SPECIFICATION

INTERIOR FINISHES

Oak wood floors
Hardwood window sills

KITCHEN

Contemporary push-click flush front kitchens
Induction hob
Integrated dishwasher
Built-in fridge freezer
Integrated extractor hood
Wine Cooler

UTILITY ROOM

Bosch washer
Bosch Tumble dryer

BATHROOM

Ceramic flooring and wall tiling
Fully tiled shower area
Fitted mirrored vanity unit with shaver
socket included
Heated towel rail

ELECTRICAL

Hyperoptic fibre broadband
Dimmable lights

RESIDENTS FACILITIES

Day concierge
Fully-equipped gym
Sauna room

SECURITY

Digital video entry phone
CCTV

The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts.

The information contained in it does not form part of any contract, and whilst reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change.

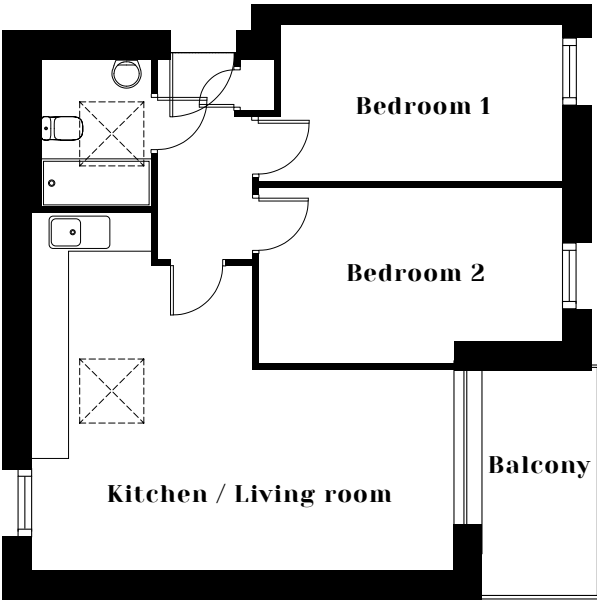
APARTMENT SIZES

APARTMENT 1

2 BEDROOM APARTMENT
3RD FLOOR

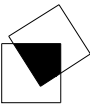
APARTMENT	BEDS	BATHROOM	INTERNAL AREA [sq m]	INTERNAL AREA [sq ft]	EXTERNAL SPACES [sq m]	EXTERNAL SPACES [sq ft]
1	2	1	62.3	670.5	6.2	66.7
2	2	1	66.6	716.8	10.5	113.0
3	3	2	105.1	1131.2	39	419.7
4	3	2	113.0	1216.3	27	290.6
5	3	2	113.0	1216.3	27	290.6
6	3	2	112.2	1207.7	22.2	238.9
7	2	3	81.9	881.5	30.9	332.6
8	3	3	80.4	865.4	7.1	76.4
9	3	3	83.4	897.7	7.1	76.4

DIMENSIONS SHOWN IN ANY TEXT OR PLAN ARE APPROXIMATE SIZES ONLY AND ACTUAL SIZES MAY BE DIFFERENT ONCE CONSTRUCTED



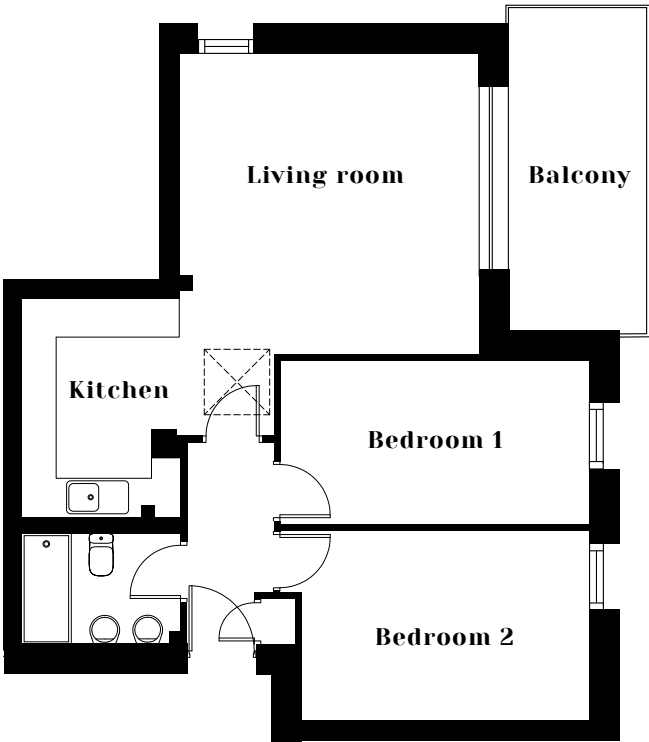
INTERNAL FLOOR AREA
62.3 sqm / 670.5 sqft

OUTDOOR FLOOR AREA
6.2 sqm / 66.7 sqft



APARTMENT 2

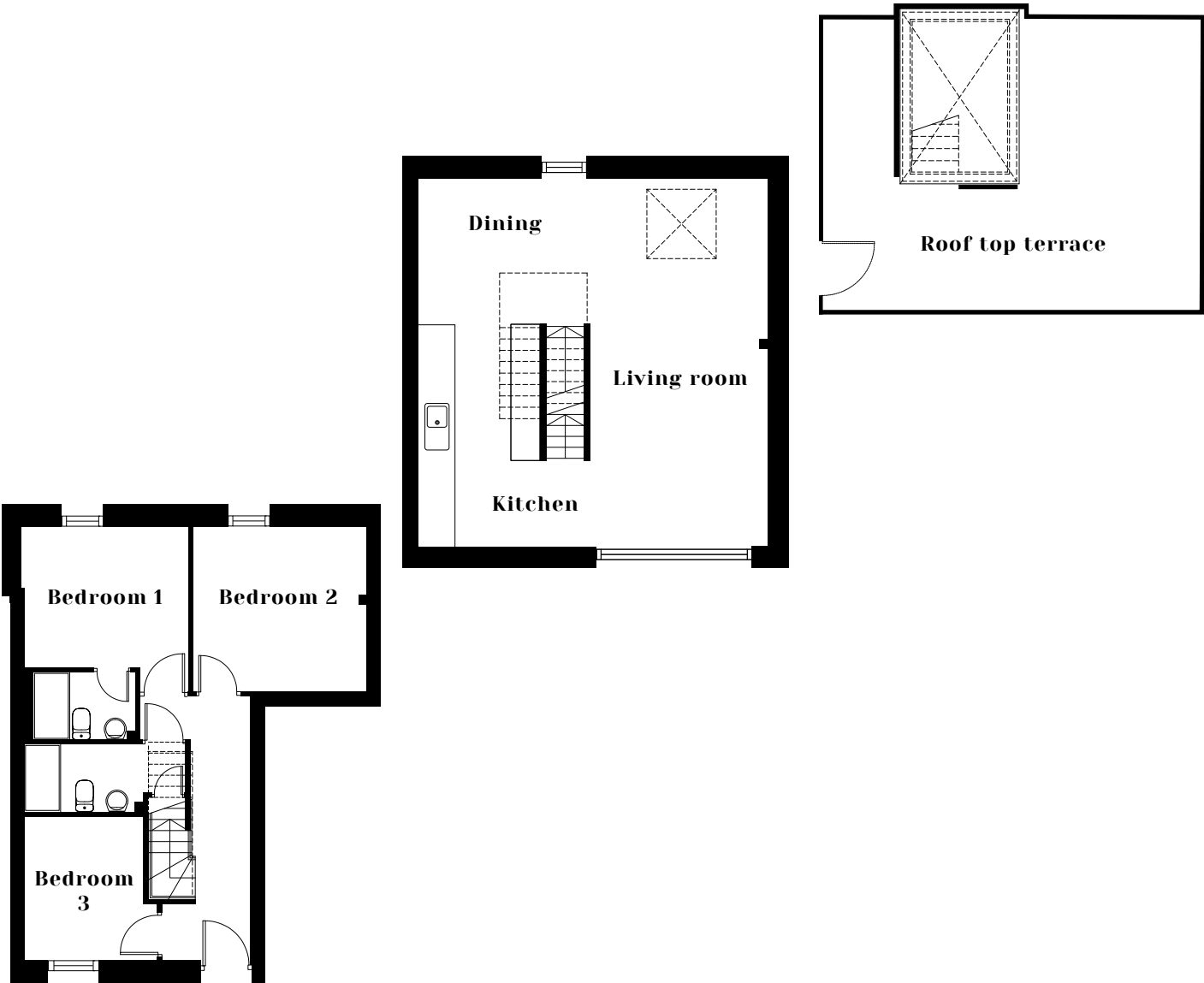
2 BEDROOM APARTMENT
3RD FLOOR



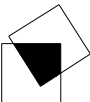
INTERNAL FLOOR AREA
66.6 sqm / 716.8 sqft
OUTDOOR FLOOR AREA
10.5 sqm / 113.0 sqft

APARTMENT 3

3 BEDROOM APARTMENT
3RD & 4TH FLOOR

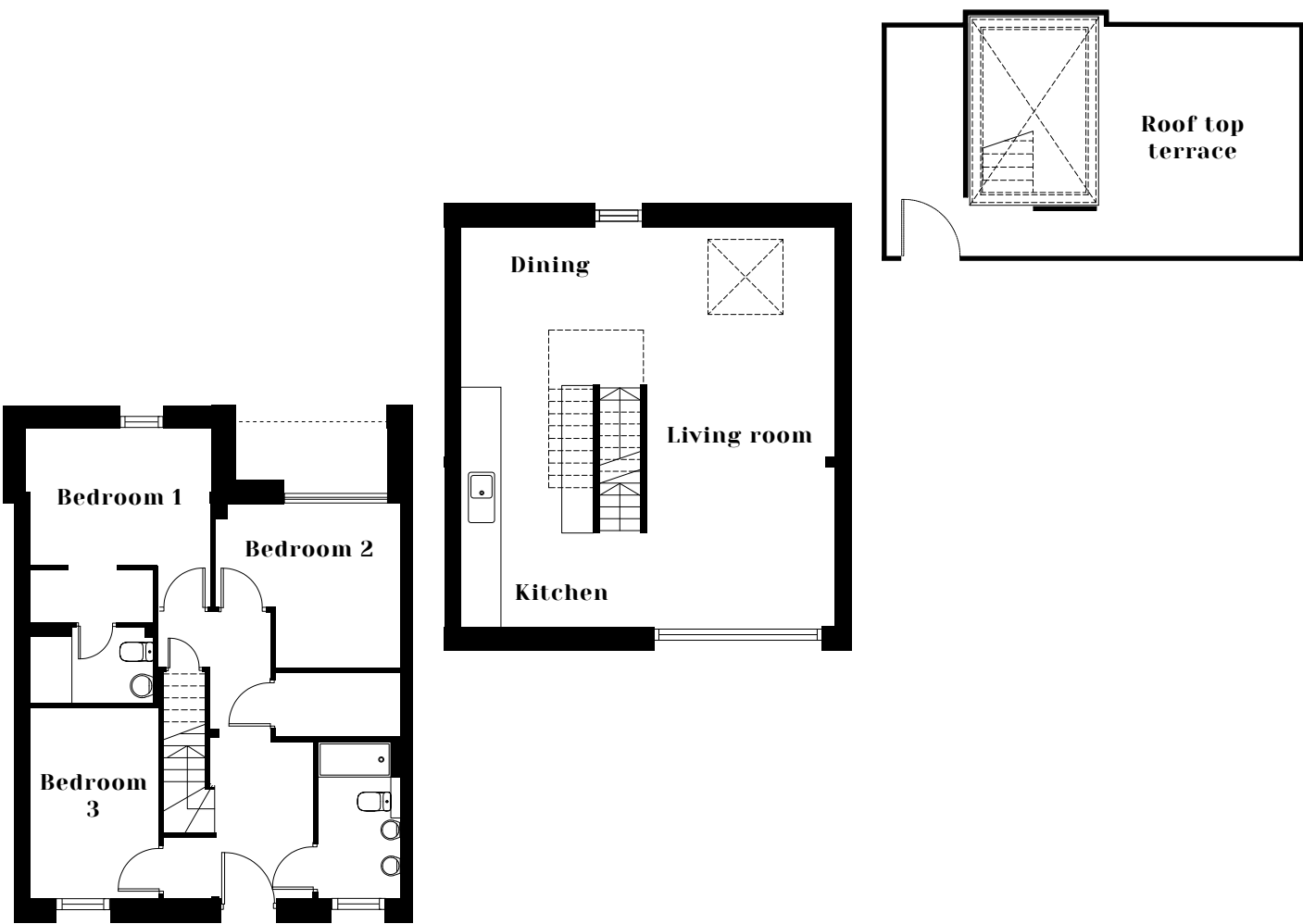


INTERNAL FLOOR AREA
105.1 sqm / 1131.2 sqft
OUTDOOR FLOOR AREA
39 sqm / 419.7 sqft



APARTMENT 4

3 BEDROOM APARTMENT
3RD & 4TH FLOOR

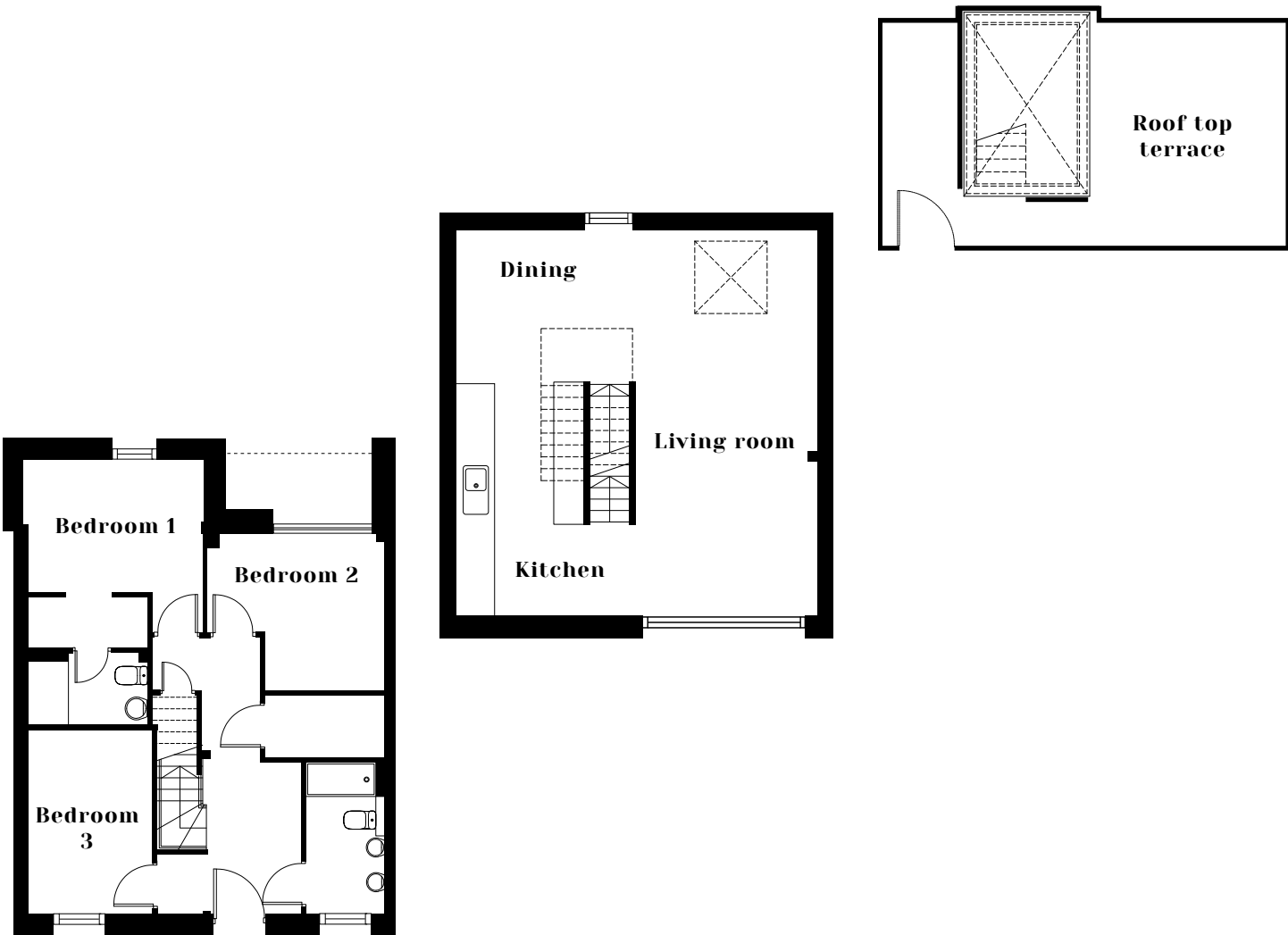


INTERNAL FLOOR AREA
113.0 sqm / 1216.3 sqft

OUTDOOR FLOOR AREA
27 sqm / 290.6 sqft

APARTMENT 5

3 BEDROOM APARTMENT
3RD & 4TH FLOOR



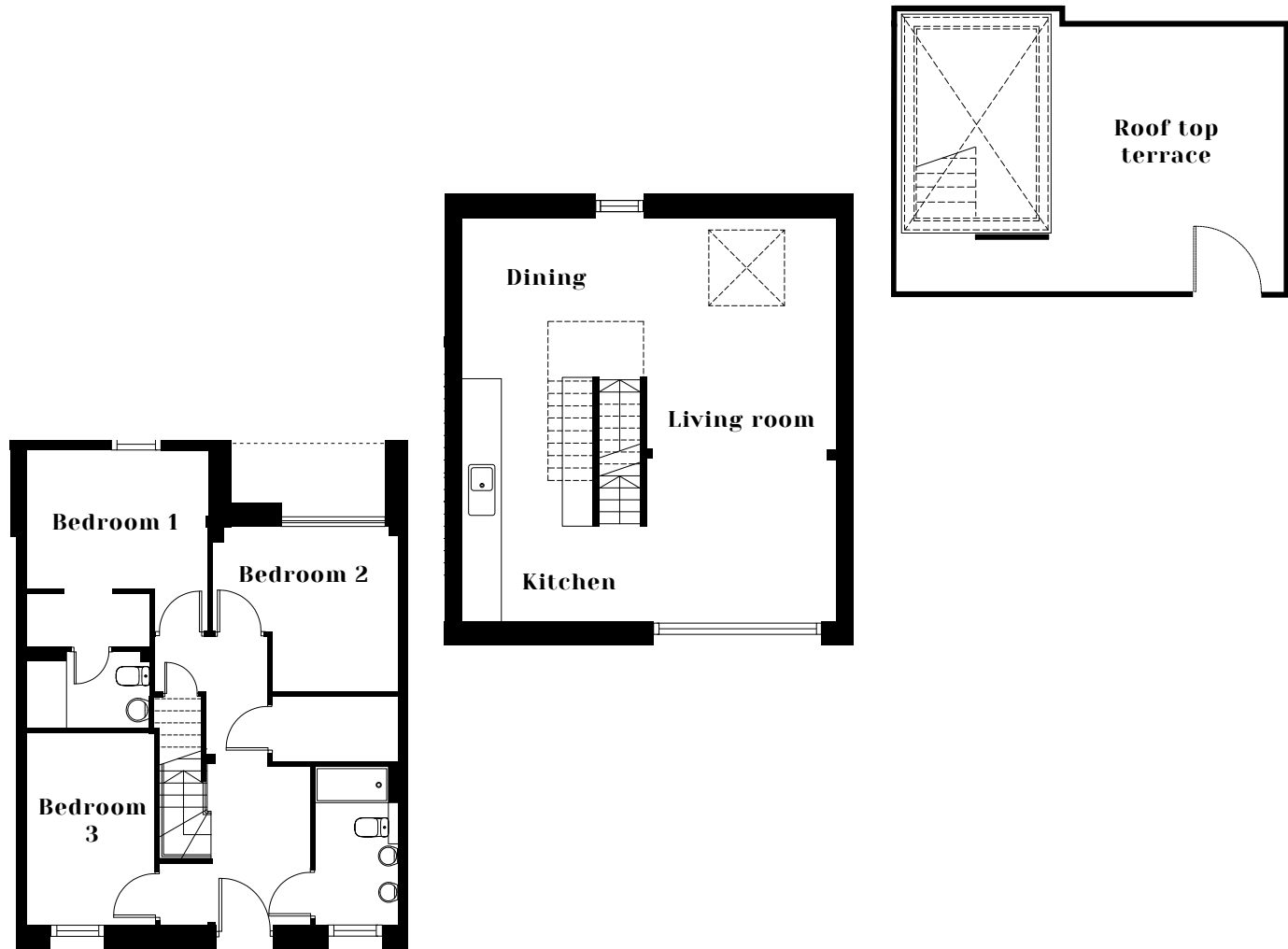
INTERNAL FLOOR AREA
113.0 sqm / 1216.3 sqft

OUTDOOR FLOOR AREA
27 sqm / 290.6 sqft



APARTMENT 6

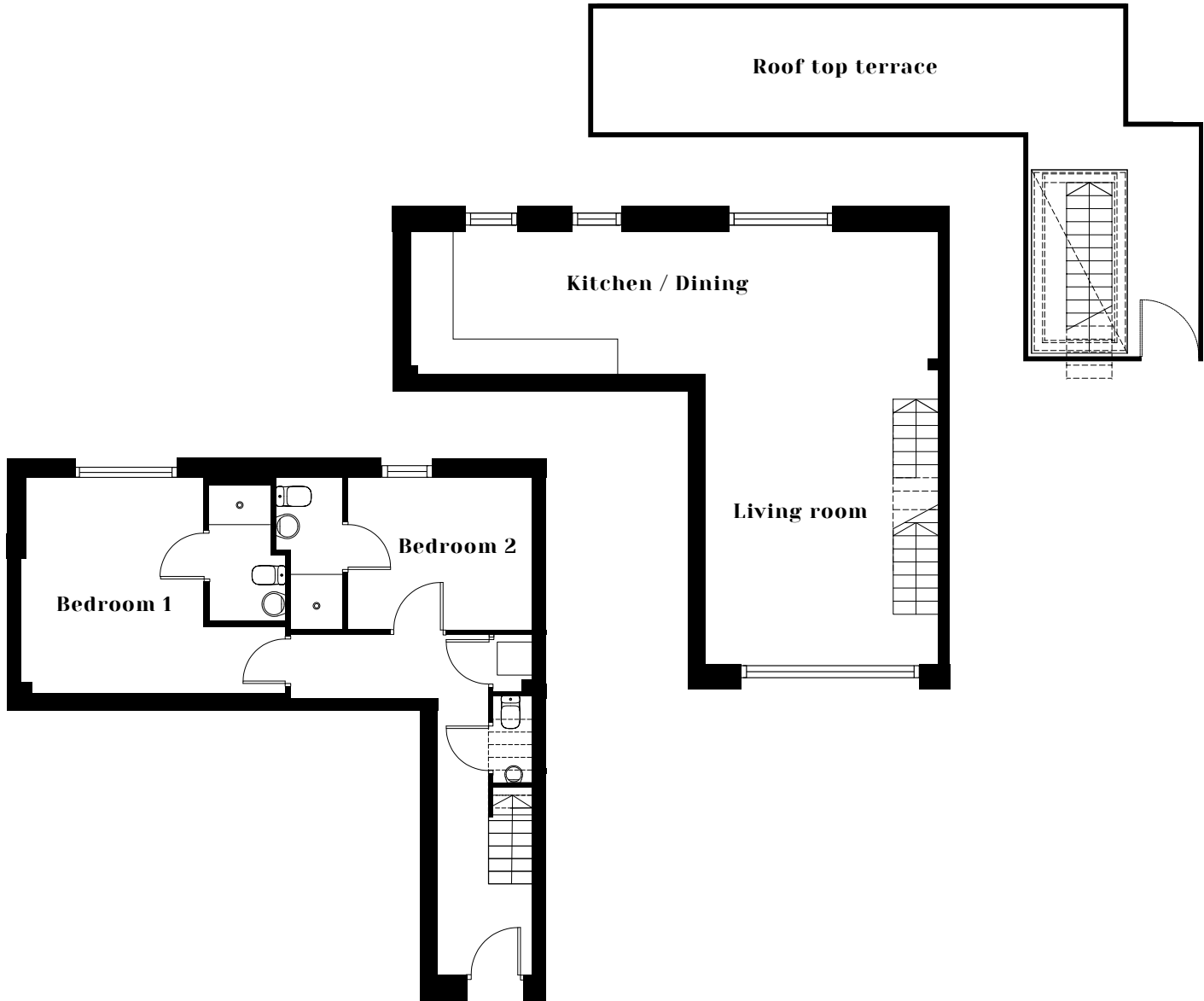
3 BEDROOM APARTMENT
3RD & 4TH FLOOR



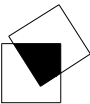
INTERNAL FLOOR AREA
112.2 sqm / 1207.7 sqft
OUTDOOR FLOOR AREA
22.2 sqm / 238.9 sqft

APARTMENT 7

2 BEDROOM APARTMENT
3RD & 4TH FLOOR

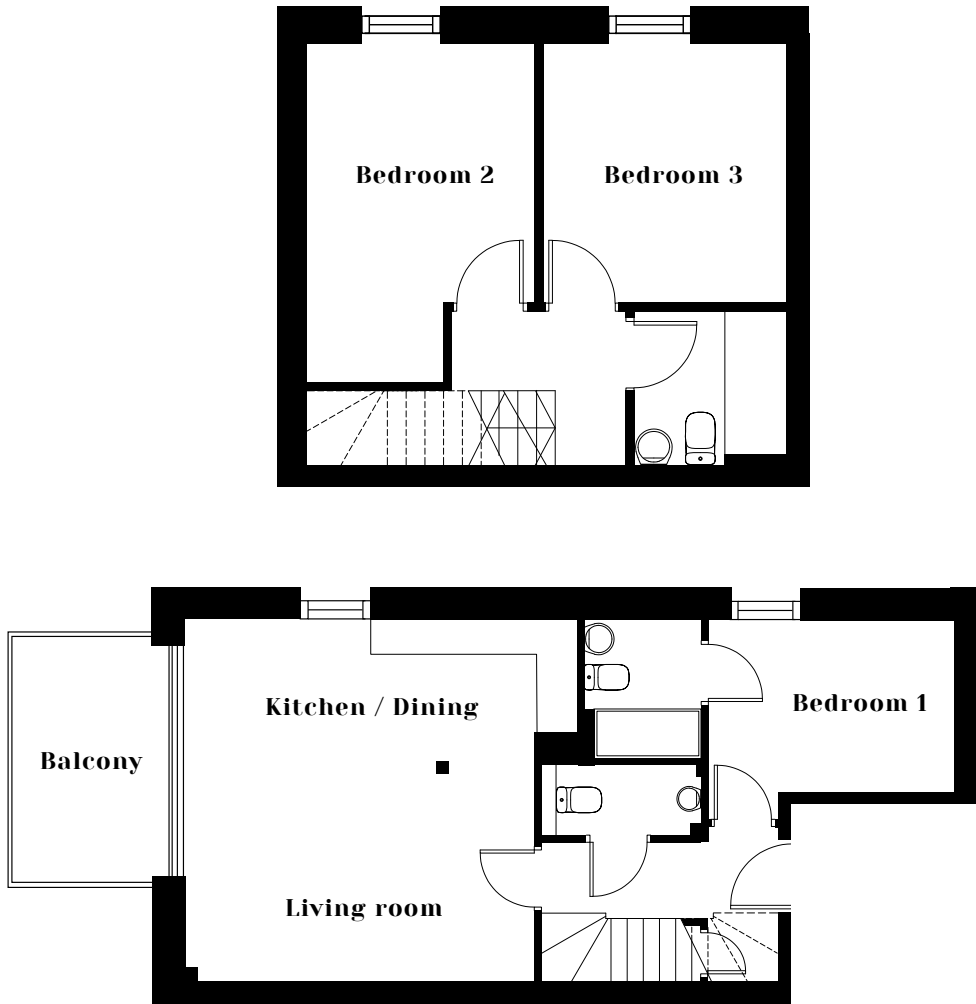


INTERNAL FLOOR AREA
81.9 sqm / 881.5 sqft
OUTDOOR FLOOR AREA
30.9 sqm / 332.6 sqft



APARTMENT 8

3 BEDROOM APARTMENT
3RD & 4TH FLOOR

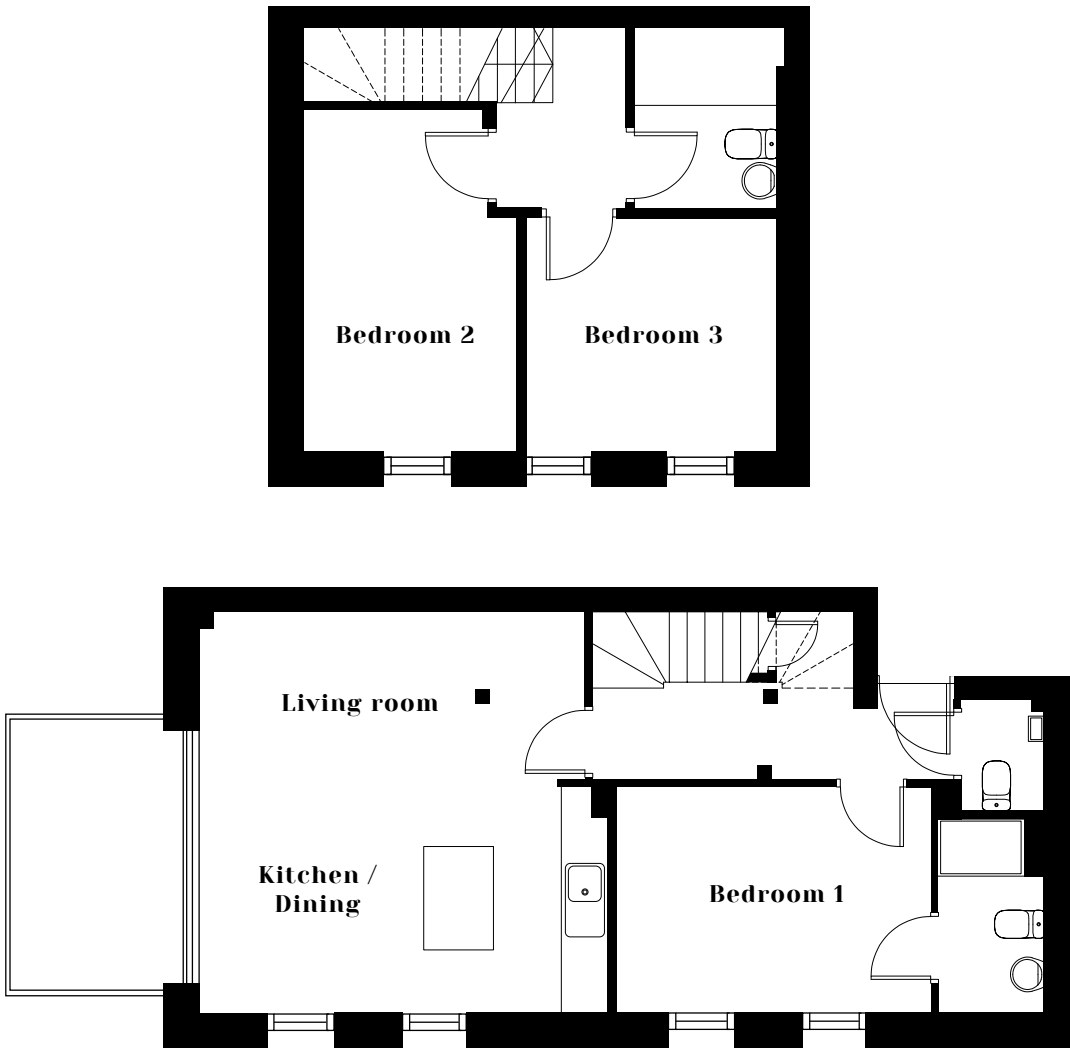


INTERNAL FLOOR AREA
80.4 sqm / 865.4 sqft

OUTDOOR FLOOR AREA
7.1 sqm / 76.4 sqft

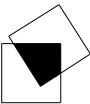
APARTMENT 9

3 BEDROOM APARTMENT
FOURTH FLOOR



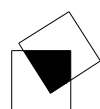
INTERNAL FLOOR AREA
83.4 sqm / 897.7 sqft

OUTDOOR FLOOR AREA
7.1 sqm / 76.4 sqft





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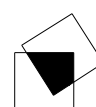
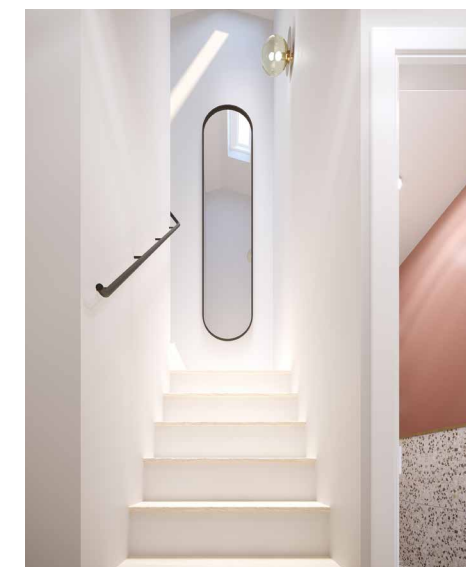


HILTONGROVE

A developer with an extensive footprint in north and east London - and principally the E17 postcode, Hiltongrove originally started as a music company in 1994. Fast-forward two and a half decades and the company has crafted an outstanding reputation within the commercial and residential property sectors, with investors and tenants always at the forefront of operations.

Branching out from the music studio business, Hiltongrove's first major scheme was the commercial Hatherley Mews in Walthamstow, a complex of office space aimed at the creative industries. The award-winning accolade came in 2008 for the creation of 18 new build apartments as part of the conversion of the Grade II listed former Leyton Town Hall project. Other completed projects include a modern popular business centre near Old Street roundabout and a boutique development in Finsbury Park and most recently the 6 stunning apartments in fashionable East Finchley.

With an accomplished record nurtured in the community of Walthamstow, Hiltongrove has long been ahead of the curve in recognising the potential of north and east London neighbourhoods. Company founder, Guy Davis maintains that the key to creating desirable homes is personal – to build with the end user in mind, a philosophy that endows each development with its own character and brand.



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HILTONGROVE