

# THE QUANT

WALTHAMSTOW | LONDON | E17

VILLAGE LIFE  
JUST 14 MINS FROM  
KING'S CROSS

LOFT-STYLE LIVING  
IN THE HEART  
OF WALTHAMSTOW

BE THE NEXT PART  
OF EAST LONDON'S  
REGENERATION





02	INTRODUCTION
03	THE DEVELOPMENT
07	THE NEIGHBOURHOOD
11	REGENERATION
13	VILLAGE LIFE
15	TRANSPORT
17	MAP
19	SPECIFICATION
23	FLOORPLANS
32	DEVELOPER

# Walthamstow Cer





## INTRODUCTION

# LOFT-STYLE LIVING

Eponymously named after the hugely influential sixties fashion designer, The Quant Apartments emulate that of their moniker. A collection of one-bedroom loft-style apartments that exhibit daring design, all perfectly placed at the centre of Walthamstow, the north east London district fast becoming one of the city's trendiest neighbourhoods.





CONCIERGE AND FULLY  
EQUIPPED GYM  
AND SAUNA ROOM

INTERIORS  
STYLED TO A TOP  
SPECIFICATION

DESIGNED WITH YOUNG  
PROFESSIONALS AND  
FIRST TIME BUYERS IN MIND

#### THE DEVELOPMENT

## ACQUAINT YOURSELF

A 1960s – naturally – four-storey former office block, converted and reclad, The Quant is a collection of 50 apartments, designed with Walthamstow's thriving population of young professionals and first-time buyers in mind. The apartments feature separate kitchens and living rooms with the bedroom and en-suite bathroom on a mezzanine floor above; an innovative use of space that enables residents the full use of all of the rooms and no cause to compromise.

The building offers the utility of a daytime concierge, fully equipped gym and sauna room and interiors designed to a top specification. Entering the building through secure video access, (the building is monitored by CCTV), residents step into the walnut veneered lobby, the daytime concierge desk the focal point that evokes the best of '60s design. The apartments, spread over four floors can be accessed via lift or the communal staircase.

Inside, interiors combine the best of British craftsmanship; new double glazed windows, real oak engineered floors, English wool carpets and bespoke oak and walnut joinery. In the self-contained kitchens, sleek modern cabinetry encases Bosch appliances including integrated full-height fridge freezers and dishwashers. Temperature is controlled by underfloor heating and apartments come ready wired for Sky+.

Bedrooms and bathrooms are accessed from the living room by a solid oak staircase that doubles as stylish and spacious storage space. 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. Presently under construction, they are scheduled for completion at the end of 2015.





Walthamstow's Central Library, converted by Andrew Carnegie in 1906. A bust commemorating the famous philanthropist is visible at the centre of the building's facade.

# CIVIC PRIDE





*It may have an East End postcode (E17), but this area has never had the rough-diamond appeal, of Hackney - until now. Last year [2014] property prices there showed the second highest climb in the capital."*

THE SUNDAY TIMES  
BEST PLACES TO LIVE IN BRITAIN 2015



THE NEIGHBOURHOOD

# WAKING UP TO WALTHAMSTOW

A familiar name to most Londoners, Walthamstow, at the end of the Victoria Line has always been one of the E postcode's most popular residential areas. Affectionately known as "the Stow" in recent years the district has come to attention as an affordable alternative to the likes of Stoke Newington, Dalston and Shoreditch, attracting more and more young professionals and along with it, a growing reputation as a fashionable area.

The Quant lies at the heart of Walthamstow where the main thoroughfares of Hoe Street, Church Hill and the High Street converge, a three-minute walk from Walthamstow Central underground and national rail station.

AN AFFORDABLE ALTERNATIVE  
TO STOKE NEWINGTON, DALSTON  
AND SHOREDITCH

A THREE-MINUTE WALK  
FROM WALTHAMSTOW CENTRAL  
UNDERGROUND STATION





# #AWESOMESTOW

SHOPPING CENTRES,  
FAMOUS STREET MARKETS AND  
A THRIVING CAFE CULTURE

LOCATED BETWEEN THE  
VAST GREEN SPACES OF EPPING  
FOREST AND THE LEA VALLEY

A VIBRANT ART SCENE,  
GALLERIES AND ANNUAL  
ARTS FESTIVAL

Nearby amenities include: The Mall, the newly refurbished shopping centre on Selbourne Walk with a major supermarket and popular high street stores, the green space of the Town Square Gardens, the brand-new nine-screen Empire Cinema at The Scene, Walthamstow's famous weekday street market on the High Street, the well-frequented Sunday farmer's market, revered gastropub The Bell and the Grade II listed Central Library, famously established by the Scottish philanthropist Andrew Carnegie.

Another well-known Walthamstow name from yesteryear is that of William Morris, whose former home is now a museum dedicated to

the Arts and Crafts designer, the William Morris Gallery at Lloyd Park House. Back to the present day and the town boasts a strong modern-day arts scene thanks to the establishment of the E17 Art Trail, an annual arts festival where locally based artists open up their studios to the public.

Despite its urban reputation, Walthamstow lies between the vast green spaces of Epping Forest and the Lea Valley and it's not uncommon to see the occasional heron crossing town on the flight path between the Lea Valley Marshes and Epping Forest ponds. There are very few places in the capital where you can witness such a sight - a testament to the inimitable character of this vibrant area of London.





# CHANGING TIMES

## QUEEN ELIZABETH OLYMPIC PARK

The epicentre of the 2012 London Olympics, Queen Elizabeth Park is now a vast public space open to all. Enjoy the walkways and cycle paths along the wildflower banks of the River Lea, go swimming in the Zara Hadid-designed aquatic centre, take up a yoga class in the ArcelorMittal Orbit with breathtaking views over the London skyline or view the many visiting art exhibitions and installations across this 560 acre area.



## HACKNEY

Visit the Hackney Empire theatre, Broadway Market or the new Fashion Hub home to the designer outlets of some of the biggest names in couture including Burberry. Looking to the future, the Hub is set to become an attraction in its own right, styled on the success of Bicester shopping village in Oxfordshire which draws tourists from across the globe.



## WORLD-CLASS FOOTBALL

Fans of the Beautiful Game will delight in the fact that two of North London's Premier League football clubs are around a 15 minute journey from The Quant. Tottenham Hotspur's White Hart Lane ground and The Emirates Stadium, home to Arsenal, are both a Tube or train ride away.



## STRATFORD INTERNATIONAL

High-speed services to St. Pancras the Eurostar terminal in seven minutes as well as the south coast.



## WESTFIELD STRATFORD CITY

Europe's largest shopping centre under the Westfield mega-brand, not only does the mall have over 300 stores, it's home to an Allstar Lanes, 17-screen cinema, casino and an incredible array of restaurants.





## VILLAGE LIFE

# RETAIL, SHOPPING & EATING

Half a mile west of the town centre is Walthamstow Village, a charming and historic residential area with an established scene of independent cafes, pubs and shops. Popular institutions include gastropub The Village, traditional bakers The Village Bakery and the Eat 17 restaurant and bar. A butchers, florist, salon, osteopathy and natural health centre are also to be found, as well as houses that date back to the 15th century. A much-loved haunt, residents are hugely proud of its eclecticism and strong community ethos, where buying local remains a way of life.

PROMOTING LOCAL  
BUSINESSES AND INDEPENDENT  
TRADERS

A QUINTESSENTIAL  
VILLAGE  
FEEL

HOME TO A LIVELY  
MUSIC AND ARTS  
SCENE



*"A conservation area with a whiff of the Cotswolds: it has a 12th-century church, St Mary's, a Tudor manor house and quaint laneways. Its Spar doubles as an epicurean deli - the Sicilian pizzas and bacon jam are local delicacies. The Wild Card microbrewery, Mother's Ruin, a boutique gin producer, and God's Own Junkyard, a lighting gallery, add an artisan feel to the area."*

THE SUNDAY TIMES  
BEST PLACES TO LIVE IN BRITAIN 2015



# TRANSPORT

# ABOUT TOWN

Conveniently located only a three-minute walk from Walthamstow Central residents at The Quant are superbly connected with London underground, overland, national rail and bus services on the doorstep.

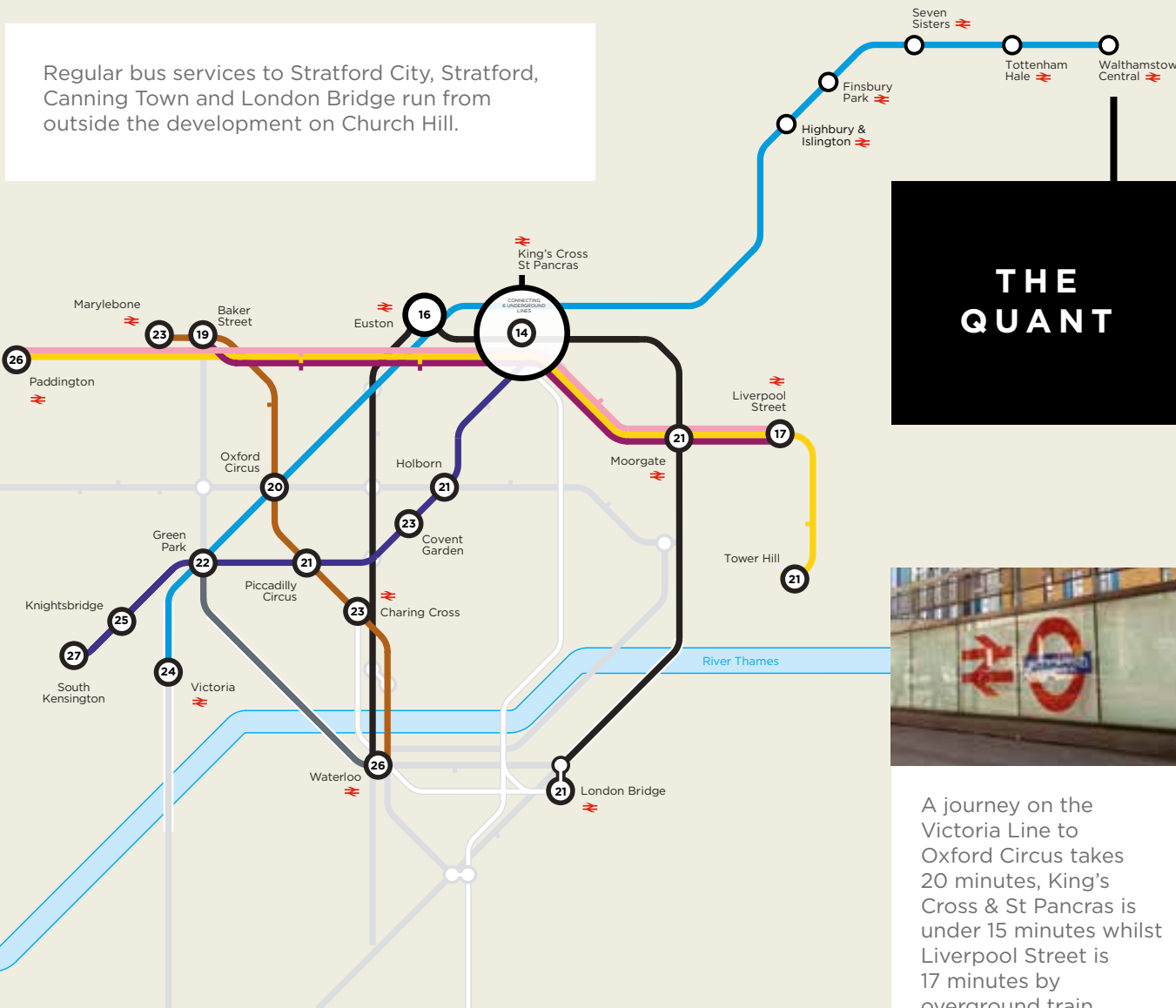
OXFORD CIRCUS  
JUST 20 MINS AWAY ON  
THE VICTORIA LINE

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

UNDER 15 MINS TO  
STRATFORD

Regular bus services to Stratford City, Stratford, Canning Town and London Bridge run from outside the development on Church Hill.

THE  
QUANT



A journey on the Victoria Line to Oxford Circus takes 20 minutes, King's Cross & St Pancras is under 15 minutes whilst Liverpool Street is 17 minutes by overground train.



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

THE SUNDAY TIMES  
BEST PLACES TO LIVE IN BRITAIN 2015





MAP

# A POPULAR POSTCODE

Although Walthamstow's postcode is famously E17, geographically it's more north-east London. 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 and the picturesque waterways and reservoirs of the River Lea valley, 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!



WESTFIELD STRATFORD CITY  
SHOPPING & OLYMPIC PARK -  
14 MINS



LONDON EYE -26 MINS  
(Waterloo)



OXFORD STREET - 20 MINS



COVENT GARDEN - 23 MINS

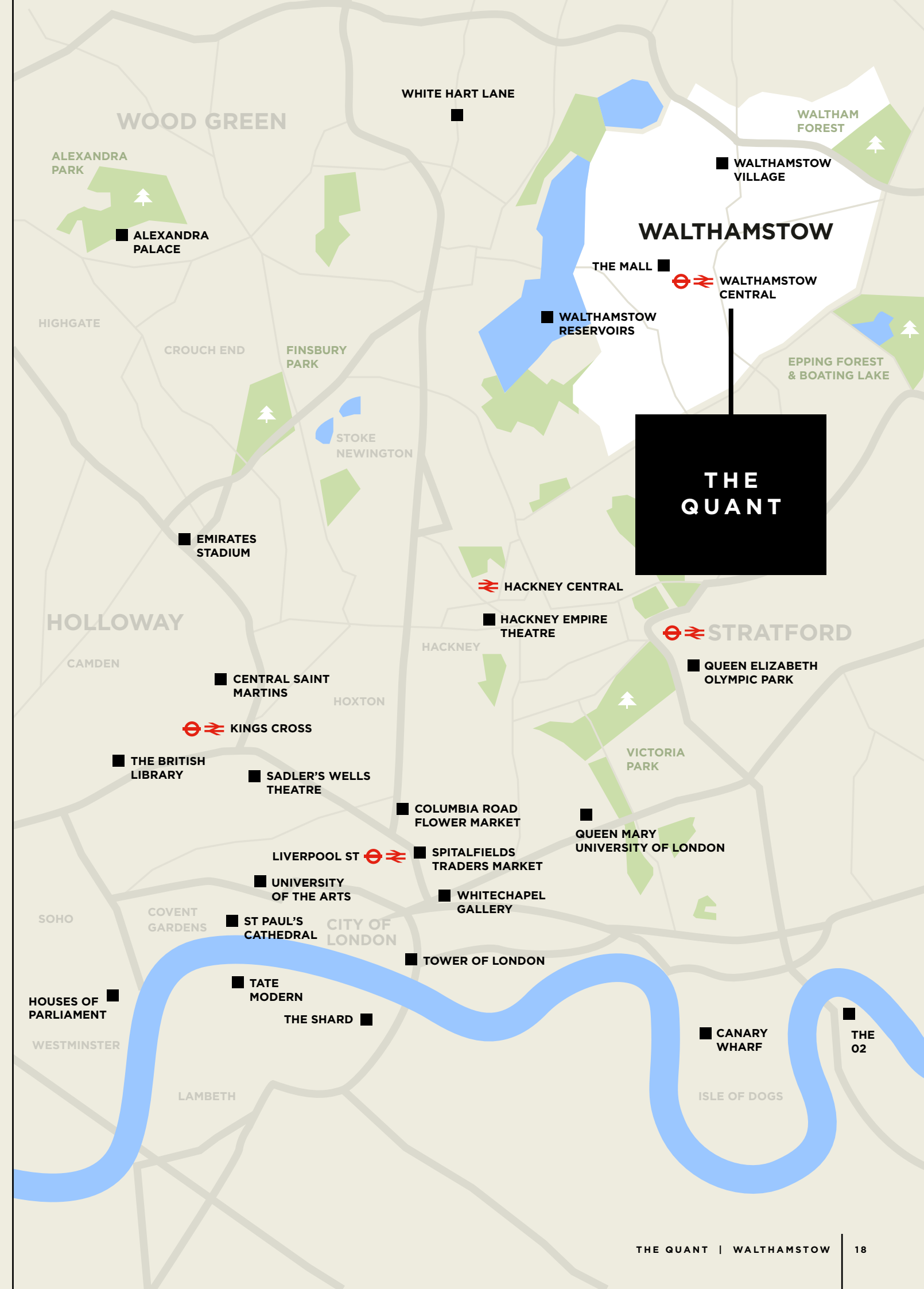


CITY AIRPORT - 29 MINS



EUROSTAR ST PANCRAS  
INTERNATIONAL - 14 MINS

\* Journey times taken from tfl.gov.uk







#### SPECIFICATION

## FINESSE & FUNCTION

Apartments at The Quant are designed with young professionals in mind. Homes that combine style and substance with quality contemporary kitchens and bathrooms and an innovative design to maximize floor area and space as well as the provision of all-important storage. Practical as well as pretty.





### Kitchen

- Real oak engineered floor
- LED dimmable lighting
- Off-white Nolte kitchen units
- 40mm work grey laminate wood-effect work tops
- Tiled white splash backs
- Grundig compact oven with microwave
- Grundig 60cm induction hob
- Bosch washer drier
- American washer/drier
- Integrated dishwasher

### Lounge

- Oak stairs with in-built storage
- 100% wool carpet in the lounge and bedrooms
- SKY+ pre-wired
- LED dimmable lighting

### Bedroom

- In-built storage
- 100% wool carpet
- LED dimmable lighting

### En-suite bathrooms

- Grohe sanitary ware and units
- Ceramic floor tiling
- Fully tiled shower area
- Fitted mirrored vanity unit

### General

- Satin chrome ironmongery
- Hardwood window sills (40mm thick)
- Day concierge
- Fully-equipped gym
- Sauna room

### Security

- Urmet Colour digital video entry phone system
- CCTV accessible via PC or Mac





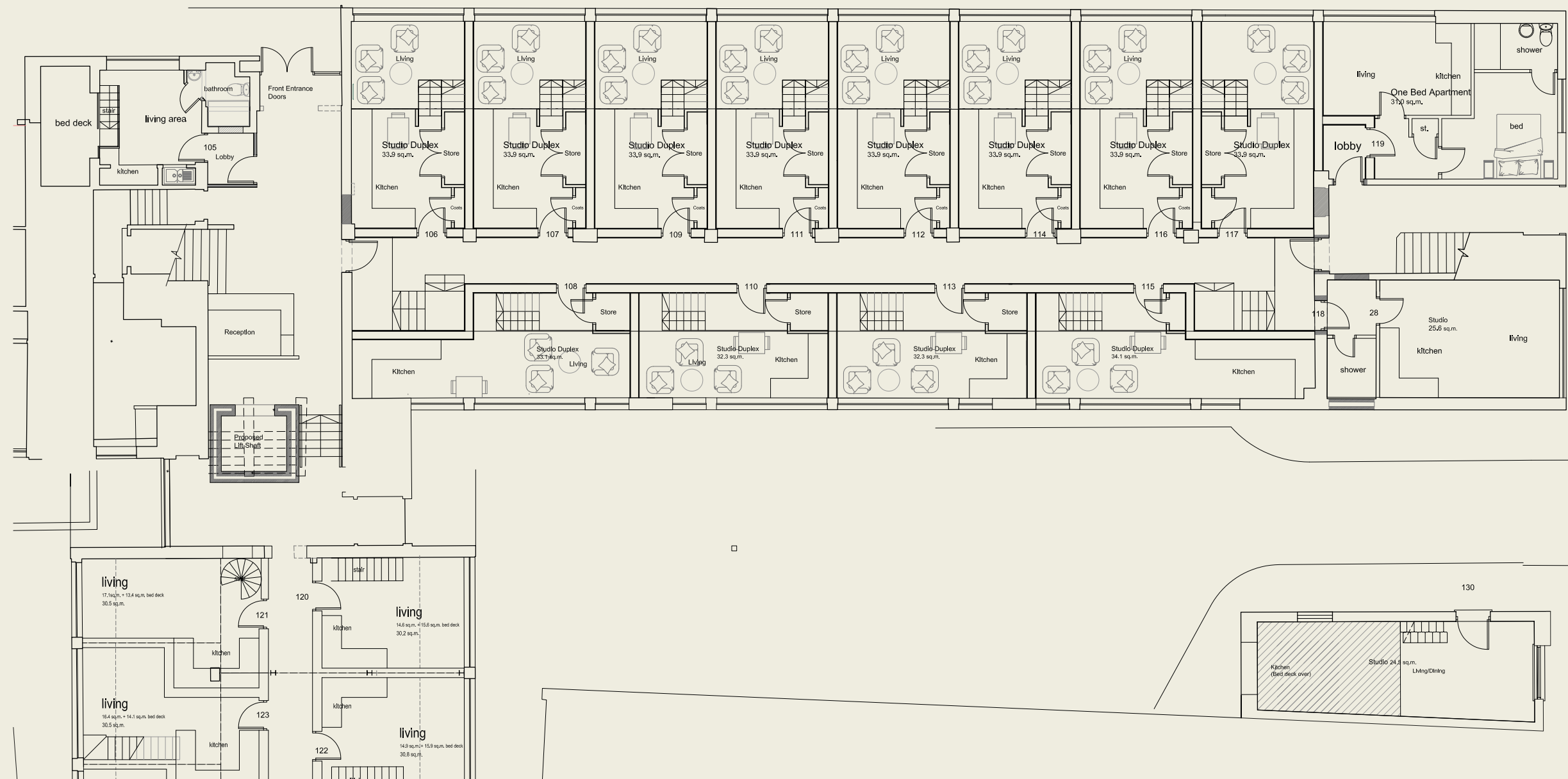
09 | THE FLOORPLANS

# HOMES WITH PERSONALITY



THE FLOORPLANS

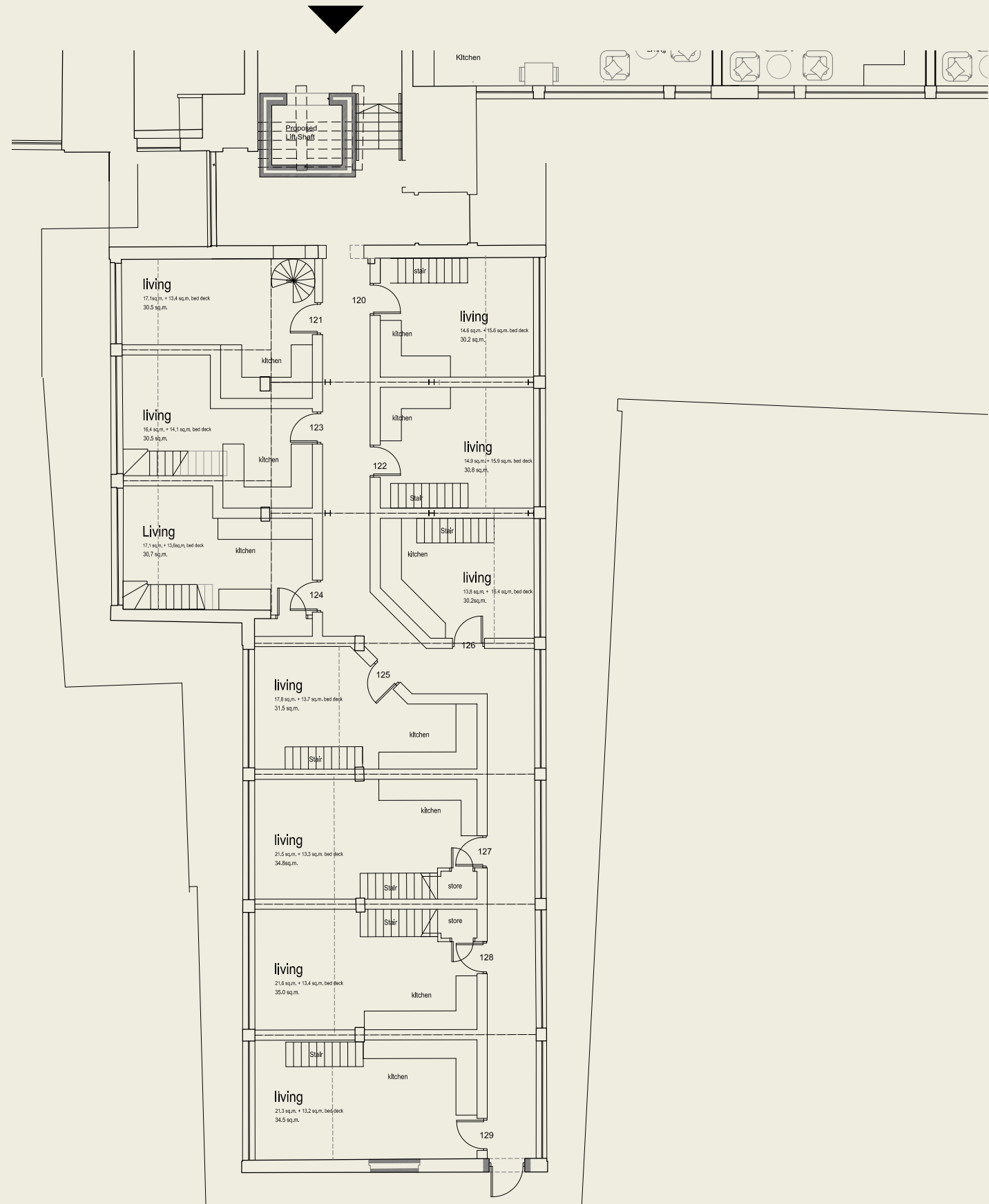
# GROUND FLOOR



CONTINUED ON THE  
NEXT PAGE



CONTINUED FROM  
PREVIOUS PAGE

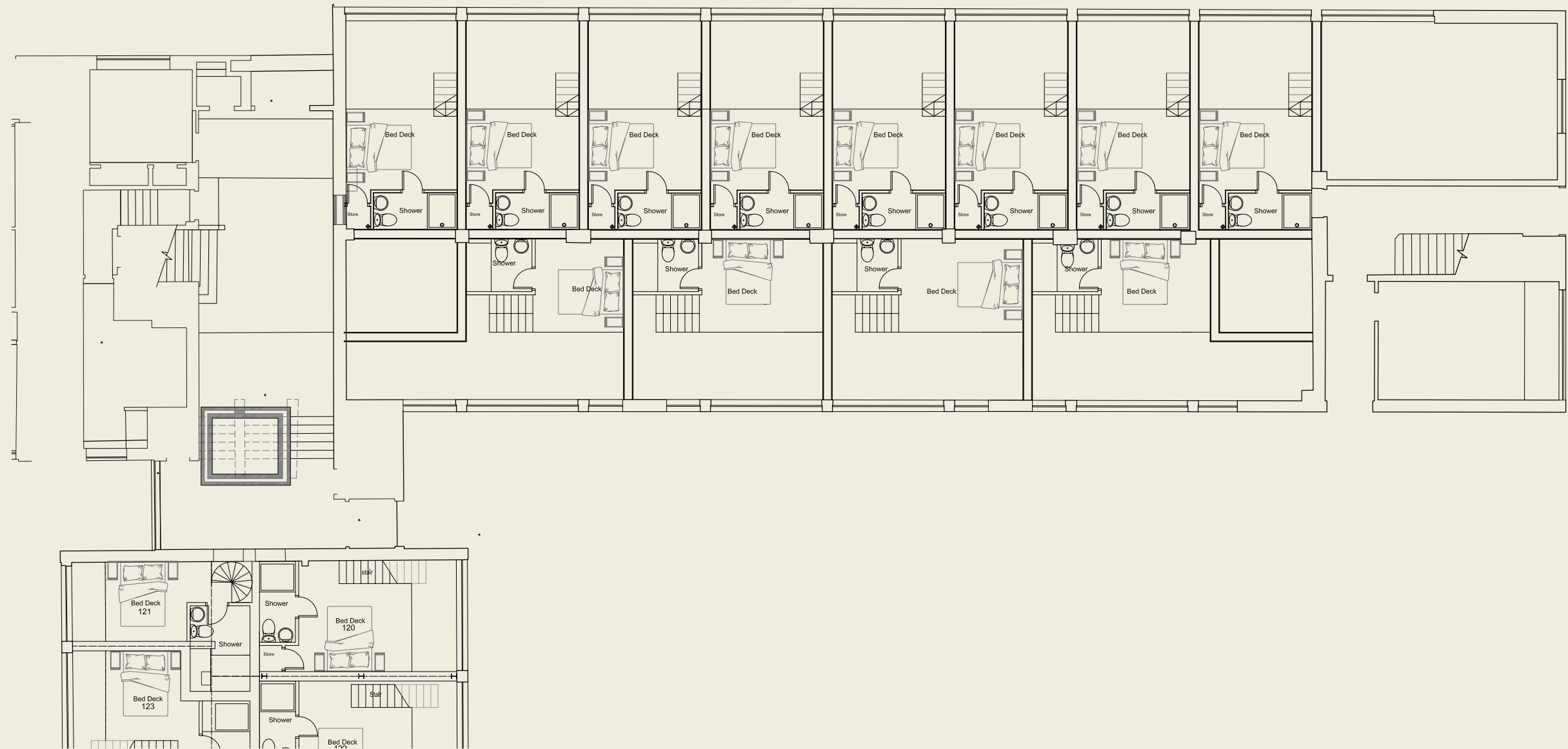


THE FLOORPLANS  
**GROUND FLOOR**



THE FLOORPLANS

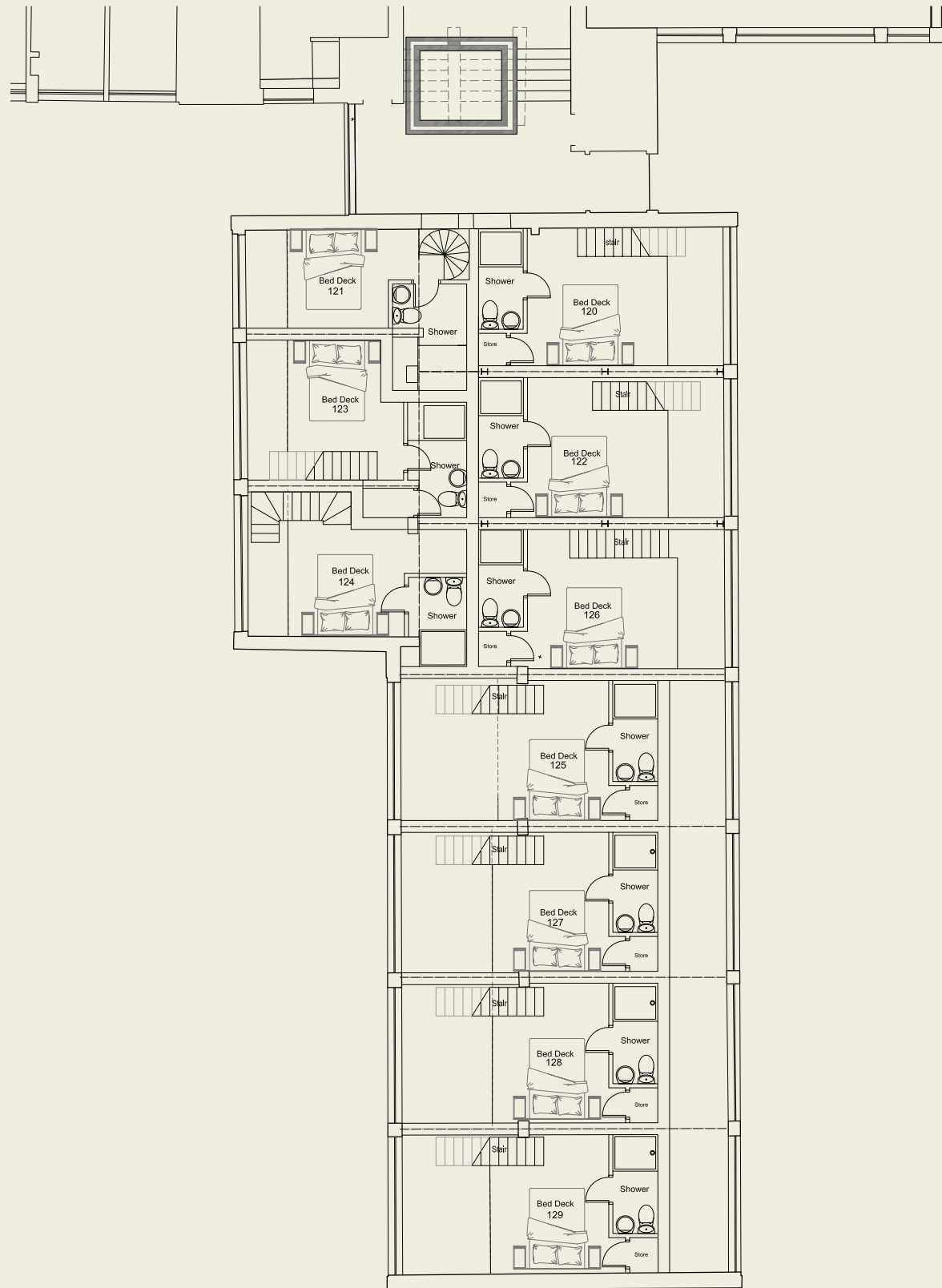
# FIRST FLOOR



CONTINUED ON THE  
NEXT PAGE



CONTINUED FROM  
PREVIOUS PAGE



THE FLOORPLANS

# FIRST FLOOR



# BUILDING REPUTATION

A developer with an extensive footprint in north and east London - and principally the E17 postcode, Hiltongrove originally started as a provider of musician's studios back in 1994. Fast-forward nearly two decades and the company has crafted an excellent reputation amongst the commercial and residential property sectors, with investors and tenants always at the forefront of operations.

Branching out from studios, Hiltongrove's first major scheme was the commercial Hatherley Mews in Walthamstow, a complex of office space aimed at the creative industries. Housing 35 businesses, it was established in 1997 and sold for £4.65 million in 2014, generating an impressive £3.6m profit.

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.

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. And so, this ethos remains intrinsic to every Hiltongrove home.

Looking to the future and Hiltongrove's pipeline is strong and varied: A redevelopment of a former Victorian police station in the Lake District into five new homes and at the conceptual stage, nine super-luxury duplex penthouses in its very own Walthamstow.

1

WALTHAMSTOW

2

FINSBURY PARK

3

LEYTON





# THE QUANT

WALTHAMSTOW | LONDON | E17

Important notice: HJGM trading as Hunters Land & New Homes and their clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hunters Land & New Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.