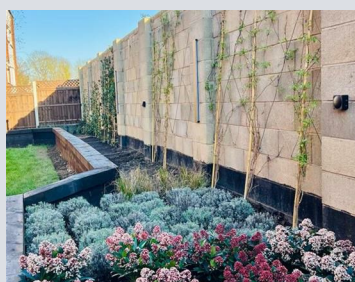


# Coppermills

2 bedroom Apartment

**Whitehall Road, London, E4**

Offers in excess of £725,000 Leasehold



An elegant, newly built ground-floor apartment is available, featuring two generously sized bedrooms, each with its own en-suite bathroom. Designed for modern eco-friendly living, it offers shared solar panels, electric vehicle charging spaces, and secure bike storage, complemented by landscaped gardens and a striking green wall. Situated close to Epping Forest, The Courtland provides a peaceful setting with convenient access to North Chingford, Buckhurst Hill, and Woodford, offering shops, restaurants, and excellent transport links into central London for commuters professionals.

Epping forest, is just a short walk from The Courtland, nestled between Essex and London and is home to wildlife, nature reserves, walks and sites of historic interest. Perfect spot to take your dog for a walk, go for a jog or just enjoy a picnic.

The Courtland is situated within the vicinity of some of the area's best state and private schools alike, namely Bancroft's? and Trinity School as well as Beechoak Farm Montessori Pre-School to name a few.

Details of the lease, service, ground rent, wheel chair, right restrictions and Utilities please refer to us( agents)  
All apartments will benefit from a long Leasehold. Wheelchair adaptable access. Prices may vary at time of launch. All images are computer generated images. The development is currently in build, onsite viewing available soon.

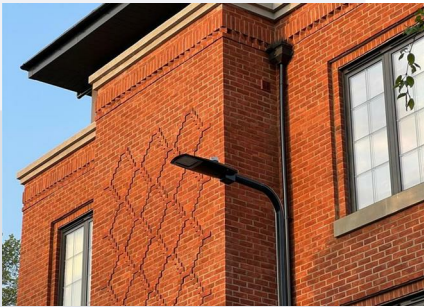
**To view this property**  
[info@coppermills.co.uk](mailto:info@coppermills.co.uk)  
020 8150 1177

A great home in  
**a prestigious area!**

Whitehall Road, London, E4



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EPC Details

| Energy Efficiency Rating                    |         |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---------------------------------------------|---------|-------------------------|-----------------------------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |                                                                 | Current | Potential               |
| Very energy efficient - lower running costs |         |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                          |         |                         | (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                            |         |                         | (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                            |         |                         | (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                            |         |                         | (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                            |         |                         | (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                            |         |                         | (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                             |         |                         | (1-20) <b>G</b>                                                 |         |                         |
| Not energy efficient - higher running costs |         |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC | England & Wales                                                 |         | EU Directive 2002/91/EC |



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of your property, you will benefit from our extensive  
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