



Whitehall Road, North Chingford, E4 6DN

£750,000

 **Coultons**

PROPERTY SUMMARY

The Courtland proudly introduces this three bedroom, second floor apartment that has been meticulously designed to provide the best in modern living. Style and character create the best in free-flowing living spaces, with elegant design touches, architectural flourishes and high-grade finishes.

Perfectly located close to the beautiful Epping Forest, yet within easy reach of the bustle of town. The Courtland offers a truly superb place to call home. Here, you are within the desirable 'Golden Triangle' of North Chingford, Buckhurst Hill, and Woodford, where high street stores, luxury boutiques and chic restaurants make everyday life a real pleasure, while the transport links into London are also within an easy reach.

An eclectic choice of global cuisine awaits with a range of café and restaurants creating a vibrant buzz to wine and dine, including the renowned Sheesh restaurant, third generation family favourite Bel-Sit Pizzeria and the ever-popular Gail's Bakery for top-class coffee and cakes.

For leisure: King George Sailing Club, The Connaught Club and local golf courses including West Essex and Woodford lies adjacent to the vast open spaces of Epping Forest. The forest, which lies just a short walk from The Courtland, forms a green link between London and Essex and is home to wildlife, nature reserves, walks and sites of historic interest.

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.

3



2



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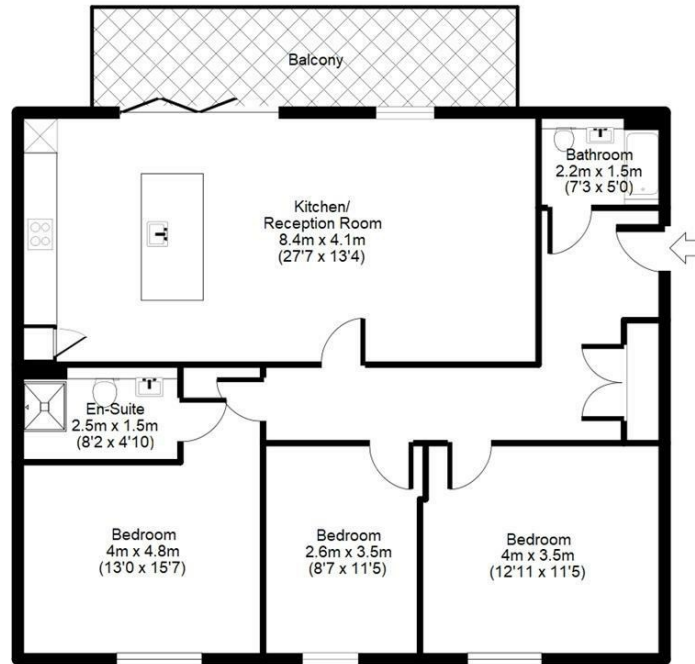




FIRST FLOOR

The Courtland, 83-85 Whitehall Road, North Chingford, London, E4

APPROX GROSS INTERNAL FLOOR AREA: 997 sq. ft / 93 sq. m



For identification purposes only
Measurements are approximate and not to scale.

LOCAL AUTHORITY

Waltham Forest

TENURE

Leasehold

COUNCIL TAX BAND

New Build

VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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