



Whitehall Road, North Chingford, E4 6DN

OFFERS IN EXCESS OF  
£700,000



## PROPERTY SUMMARY

Set on the second floor in this new development comprising of eight luxury units, is this spacious two double bedroom apartment, perfectly located close to 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, Loughton 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 easy reach.

In particular, Flat 5 has an internal area of over 1000sqft comprising of two double bedrooms, both with en-suite facilities along with a further cloakroom, a large kitchen dining room with bi-fold doors leading out onto a private balcony, ample storage and allocated parking with an EV charger accessed via a driveway from Courtland Avenue.

The Courtland proudly introduces carefully considered lateral apartments that have been meticulously designed to provide the best in modern living. Style and character create the best free-flowing living spaces, with elegant design touches, architectural flourishes and high-grade finishes.

Perfectly placed to enjoy the pace of contemporary living at its very best.

The property will come with a new 999 year lease along with a 10 year new home warranty.

2



2



1









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

APPROX GROSS INTERNAL FLOOR AREA:

1,141sqft - 106sqm



For identification purposes only  
Measurements are approximate and not to scale

## LOCAL AUTHORITY

Waltham Forest

## TENURE

Leasehold

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(81-81) <b>B</b>		86	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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



### OFFICE ADDRESS

26 Station Road  
North Chingford  
London  
E4 7BE

020 8090 0860  
sales@coultons.co.uk  
www.coultons.co.uk

### OFFICE ADDRESS

425a Lordship Lane  
Wood Green  
London  
N22 5DH

020 3869 8989  
sales@coultons.co.uk  
www.coultons.co.uk