



83-85, Whitehall Road, North Chingford, E4 6DN

£3,000

 **Coultons**

PROPERTY SUMMARY

Set on the first 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 property benefits from two double bedrooms both with en-suite bathrooms, an additional guest WC, a spacious open plan lounge with a contemporary fitted kitchen which comes with integrated appliances and granite work surfaces, and underfloor heating. From the living room bi-fold doors open onto the private balcony. The property comes with an allocated parking space with an EV charge and has access to the communal gardens.

The Courtland is a short walk away from Station Road which has a vast array of independent retail shops, bars, restaurants, coffee shops, and supermarkets such as Co-op, and Tesco Express. Public transport includes Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on the the underground at Walthamstow Central (Victoria Line - Zone 3)

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk.

This property must be seen to be fully appreciated. Available now and unfurnished. Please note photos shown are virtually staged.

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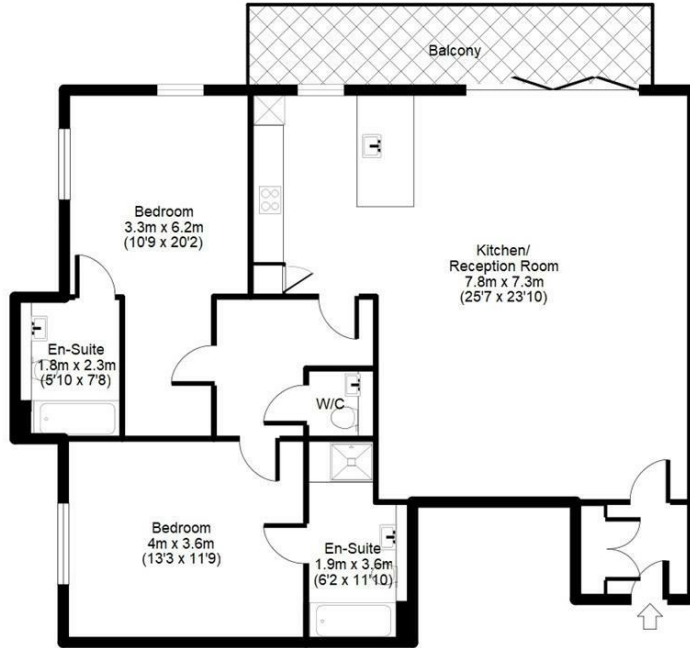


THE COURTYARD

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

COUNCIL TAX BAND

New Build

VIEWINGS

By prior appointment only

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