



Whitehall Road, North Chingford, E4 6DN

OFFERS IN EXCESS OF  
£625,000

 **Coultons**

## PROPERTY SUMMARY

Set on the third floor in this new development comprising of eight luxury units, is this spacious two double bedroom penthouse apartment, perfectly located close to beautiful Epping Forest, yet within easy reach of the bustle of town. The property benefits from two double bedrooms, one with en-suite shower room, plus an additional modern fitted bathroom, an open plan lounge with a contemporary fitted kitchen which comes with integrated appliances granite work surfaces, and underfloor heating. From the living room, bi-fold doors open onto the private balcony. You also have 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.

The property comes with a new 999 year lease along with a 10 year new build warranty.

This property must be seen to be fully appreciated and would be an ideal purchase for a first time buyer or someone downsizing.

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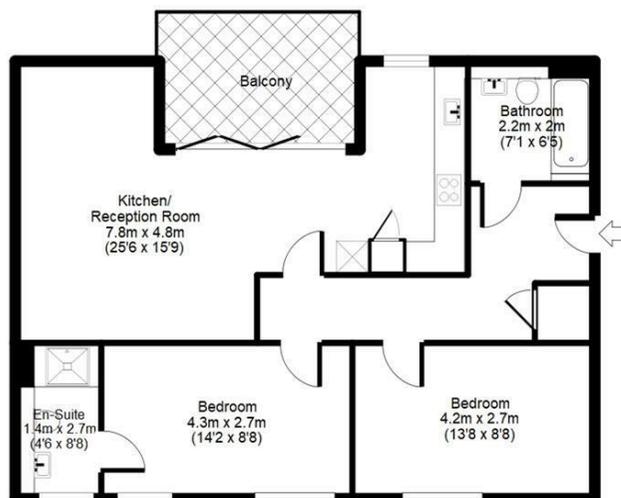




THE COURTYARD

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

APPROX GROSS INTERNAL FLOOR AREA: 745 sq. ft / 69 sq. m



For identification purposes only  
Measurements are approximate and not to scale

## LOCAL AUTHORITY

Waltham Forest

## TENURE

Leasehold

## COUNCIL TAX BAND

C

## 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>		83	83
(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



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