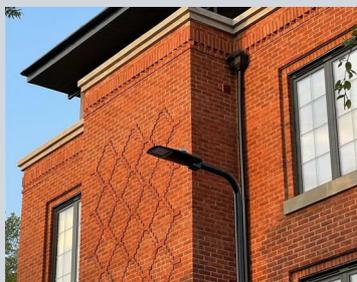


# Coppermills

2 bedroom Apartment

**Whitehall Road, London, E4**

Offers in excess of £700,000 Leasehold



Comprising of 8 spacious two and three-bedroom apartments, 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, 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.

Enjoy the best of both worlds

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.

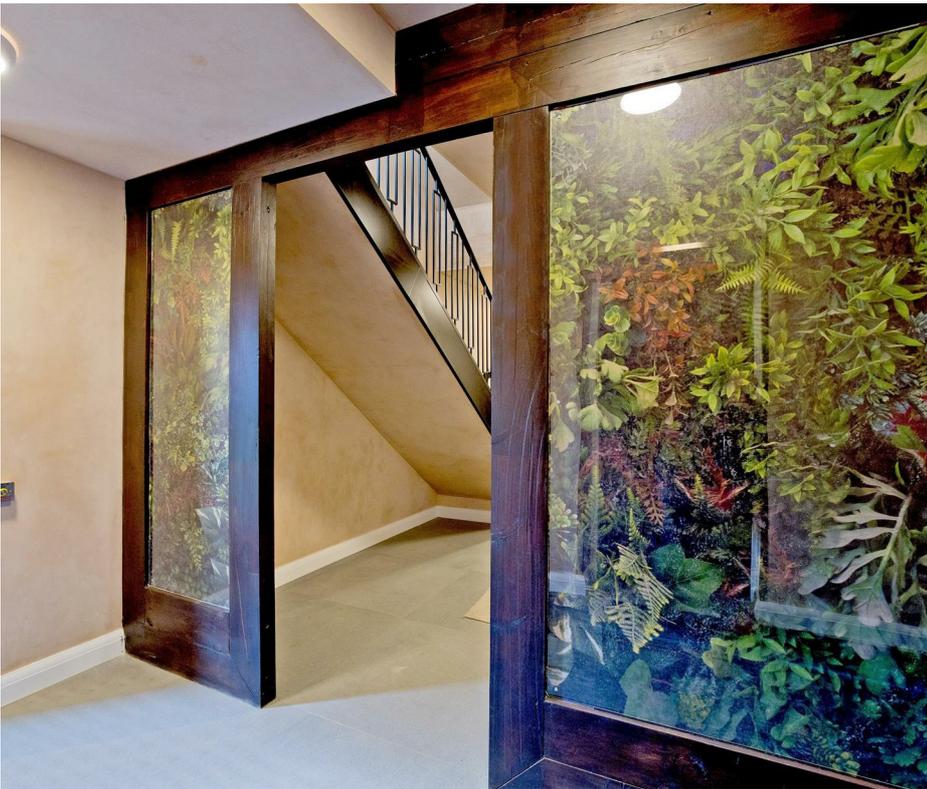
The Courtland is situated within the vicinity of some of the area's best state and private schools alike, namely Bancroft's and Trinity School as well as Beechoak Farm Montessori Pre-School to name a few.

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 8509 9170

To view this property  
 info@coppermills.co.uk  
 020 8150 1177

Whitehall Road, London, E4



### EPC details

Energy Efficiency Rating		Current	Proposed	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Proposed
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-95kWh/m <sup>2</sup> A				0-10kWh/m <sup>2</sup> A			
81-91kWh/m <sup>2</sup> B				11-15kWh/m <sup>2</sup> B			
69-80kWh/m <sup>2</sup> C				16-20kWh/m <sup>2</sup> C			
55-68kWh/m <sup>2</sup> D				21-25kWh/m <sup>2</sup> D			
45-54kWh/m <sup>2</sup> E				26-30kWh/m <sup>2</sup> E			
35-44kWh/m <sup>2</sup> F				31-35kWh/m <sup>2</sup> F			
21-34kWh/m <sup>2</sup> G				36-45kWh/m <sup>2</sup> G			
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	



info@coppermills.co.uk  
 T: 020 8150 1177  
 M: 077 8217 0925  
 www.coppermills.co.uk  
 63 St James Street  
 London E17 7PJ

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