

# Coppermills

2 bedroom Apartment

**Whitehall Road, London, E4**

Offers in excess of £725,000 Leasehold



A luxurious newly completed ground-floor apartment offering two spacious bedrooms, both with en-suites, is now available. Perfect introduction into sustainable living, including PV panels for communal energy, EV charging parking, and a secure cycle store, alongside landscaped greenery and a living wall. Ideally located near Epping Forest, The Courtland combines tranquility with convenience, with easy access to North Chingford, Buckhurst Hill, and Woodford, offering a variety shops, dining, and excellent transport links into central London, making it ideal place to live.

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.

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020 8509 9170

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 020 8150 1177

# Whitehall Road, London, E4



## EPC details

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-91% A			
81-91% B			
69-80% C			
55-68% D			
45-54% E			
35-44% F			
21-34% G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-91% A			
81-91% B			
69-80% C			
55-68% D			
45-54% E			
35-44% F			
21-34% G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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