

THE
COURTLAND



L O N D O N

Welcome to a boutique
collection of eight exceptional
2 & 3 bedroom apartments set
within a striking architecturally
designed building.



Homes of distinction & timeless design

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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 in free-flowing living spaces, with elegant design touches, architectural flourishes and high-grade finishes.

Located within a sought-after location and just moments from the beautiful open spaces of Epping Forest, The Courtland is a perfectly placed to enjoy the pace of contemporary living at its very best.



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Immerse yourself in nature

The Courtland is ideally located to enjoy a generous choice of open spaces including the ancient woodlands of Epping Forest with over 100 lakes and ponds, miles of hiking and bike trails, horse-riding and roaming wildlife – the perfect place for improving your fitness and wellbeing.





Enjoy the best of both worlds

Set your own pace of life at The Courtland.

An eclectic choice of global cuisine awaits with a range of café and restaurants creating a vibrant buzz to wine and dine, including the renowned Sheesh restaurant, third generation family favourite Bel-Sit Pizzeria and the ever-popular Gail's Bakery for top-class coffee and cakes.

For leisure: King George Sailing Club, The Connaught Raquet Club and local golf courses including West Essex and Woodford lies adjacent to the vast open spaces of Epping Forest. The forest, which lies just a short walk from The Courtland, forms a green link between London and Essex and is home to wildlife, nature reserves, walks and sites of historic interest.

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



Wonderfully well connected

Getting around is easy from The Courtland.

Chingford overground station is a short drive away and takes you into Central London in less than half an hour where direct connections to the underground and Elizabeth Line extend into the City, West End or Docklands. Westfield Shopping Centre and Stansted Airport are easily accessible by car.

BY CAR

- Epping Forest
1 minute
- Chingford 
3 minutes
- Buckhurst Hill 
7 minutes
- Odeon Luxe
13 minutes
- Westfield Stratford
23 minutes
- Stansted Airport
38 minutes

BY TRAIN

- Walthamstow Central 
9 minutes
- Bethnal Green
22 minutes
- Liverpool Street 
27 minutes
- King's Cross 
27 minutes
- Bond Street 
28 minutes
- Canary Wharf 
33 minutes

BY BIKE

- Epping Forest
1 minute
- Chingford 
5 minutes
- Lee Valley Park
14 minutes
- Chigwell
19 minutes
- Olympic Park
35 minutes
- Canary Wharf
60 minutes

Travel times taken from Google Maps and National Rail.

Spaces designed for living



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Specification

Kitchens

- Individually designed bespoke kitchens
- Soft closing cupboard and drawers with ample storage
- Bosch induction hob
- Bosch integrated dishwasher
- Bosch integrated oven
- Bosch integrated microwave
- Integrated fridge/freezer
- Stainless steel sink & taps
- Elegant stone work tops with full mounted upstands

Bathroom & En-suites

- Ladder style heated towel rails
- Brushed brass taps, WC flush panel, shower valves and shower heads
- Under-floor heating
- Fully tiled with stunning porcelain
- Shaver point
- Large understated luxury porcelain tiles on floors and walls
- Walk-in showers with frameless glass shower screen
- All baths are fitted with wall mounted shower heads
- In-wall storage
- Wall-hung WCs with soft closing seats

Electrical & Technology

- BT & Virgin connectivity installed to all apartments
- TV & satellite points in living room & master suite
- Video entry system
- 24 hour CCTV security system covering external and internal areas
- Mains operated inter-linked smoke detector system
- Heat detectors and smoke detectors
- Water mist system fitted to selected open plan apartments

Internal

- High ceilings to all apartments
- High performance, double glazed aluminium framed windows and doors
- Wide plank wood engineered oak flooring throughout
- Luxurious carpets to all bedrooms
- All bedrooms have designated wardrobe/storage spaces
- Under-floor zoned heating throughout
- LED energy saving spotlights throughout
- Oversized SBD entrance door
- Oversized internal doors with brushed brass ironmongery
- Brushed brass light switches
- Brushed brass sockets
- Brushed brass door furniture
- Walls & ceilings finished in white matt
- Skirting & architraves finished in satin white
- Internal doors finished in satin white

External

- Allocated off-street parking for majority of apartments
- Electric vehicle charging points for all allocated parking
- Stunningly designed landscape gardens and amenity space
- Communal secure cycle storage
- Refuse & recycling facilities
- Each apartment has private outside space, either in the form of patios/terraces or balconies
- Balconies are all lit by stylish up/down lights with low maintenance, aluminum decking with smoked glass for extra privacy
- Patios are all furnished with stylish up/down lights with grey stone paving
- Access to private amenity space served by aluminium sliding doors
- Exterior dusk till dawn lights
- Passenger lift serving all floors

Warranties & Guarantees

- 10 year new home warranty
- Development is Secure by Design certified
- Building is EWS1 compliant

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Site Plan

83-85 Whitehall Road

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WHITEHALL ROAD

COURTLAND AVENUE

THE
COURTLAND

Entrance

Car Park

Car Park

Communal Garden

Car Park

Ground Floor

Apartments 1 & 2

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Apartment 1

Living/Dining/Kitchen	7.90m x 7.90m	25'11" x 25'11"
Bedroom 1	4.12m x 3.68m	13'6" x 12'1"
Bedroom 2	3.70m x 3.40m	12'2" x 11'2"
Total	106m ²	1,141 sqft

Apartment 2

Living/Dining/Kitchen	9.37m x 4.18m	30'9" x 13'9"
Bedroom 1	4.30m x 3.68m	14'1" x 12'1"
Bedroom 2	4.73m x 4.04m	15'6" x 13'3"
Total	99m ²	1,066 sqft

All dimensions shown are approximate and may vary.
Str - Allocated storage space.

First & Second Floor

Apartments 3 - 6



Apartment 3 & 5

Living/Dining/Kitchen	7.90m x 7.90m	25'11" x 25'11"
Bedroom 1	4.12m x 3.68m	13'6" x 12'1"
Bedroom 2	3.70m x 3.40m	12'2" x 11'2"
Total	106m ²	1,141 sqft

Apartment 4 & 6

Living/Dining/Kitchen	4.18m x 8.54m	13'9" x 28'0"
Bedroom 1	4.01m x 3.68m	13'2" x 12'1"
Bedroom 2	2.58m x 3.68m	8'6" x 12'1"
Bedroom 3	4.04m x 4.73m	13'3" x 15'6"
Total	99m ²	1,066 sqft

All dimensions shown are approximate and may vary.
Str - Allocated storage space.

Third Floor

Penthouse Apartments 7 & 8



Apartment 7

Living/Dining/Kitchen	6.06m x 5.62m	19'11" x 18'5"
Bedroom 1	5.62m x 2.69m	18'5" x 8'10"
Bedroom 2	3.60m x 3.42m	11'10" x 11'3"
Total	83m ²	893 sqft

Apartment 8

Living/Dining/Kitchen	7.81m x 4.84m	25'7" x 15'11"
Bedroom 1	4.35m x 2.70m	14'3" x 8'10"
Bedroom 2	4.19m x 2.70m	13'9" x 8'10"
Total	74m ²	797 sqft

All dimensions shown are approximate and may vary.
Str - Allocated storage space.

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