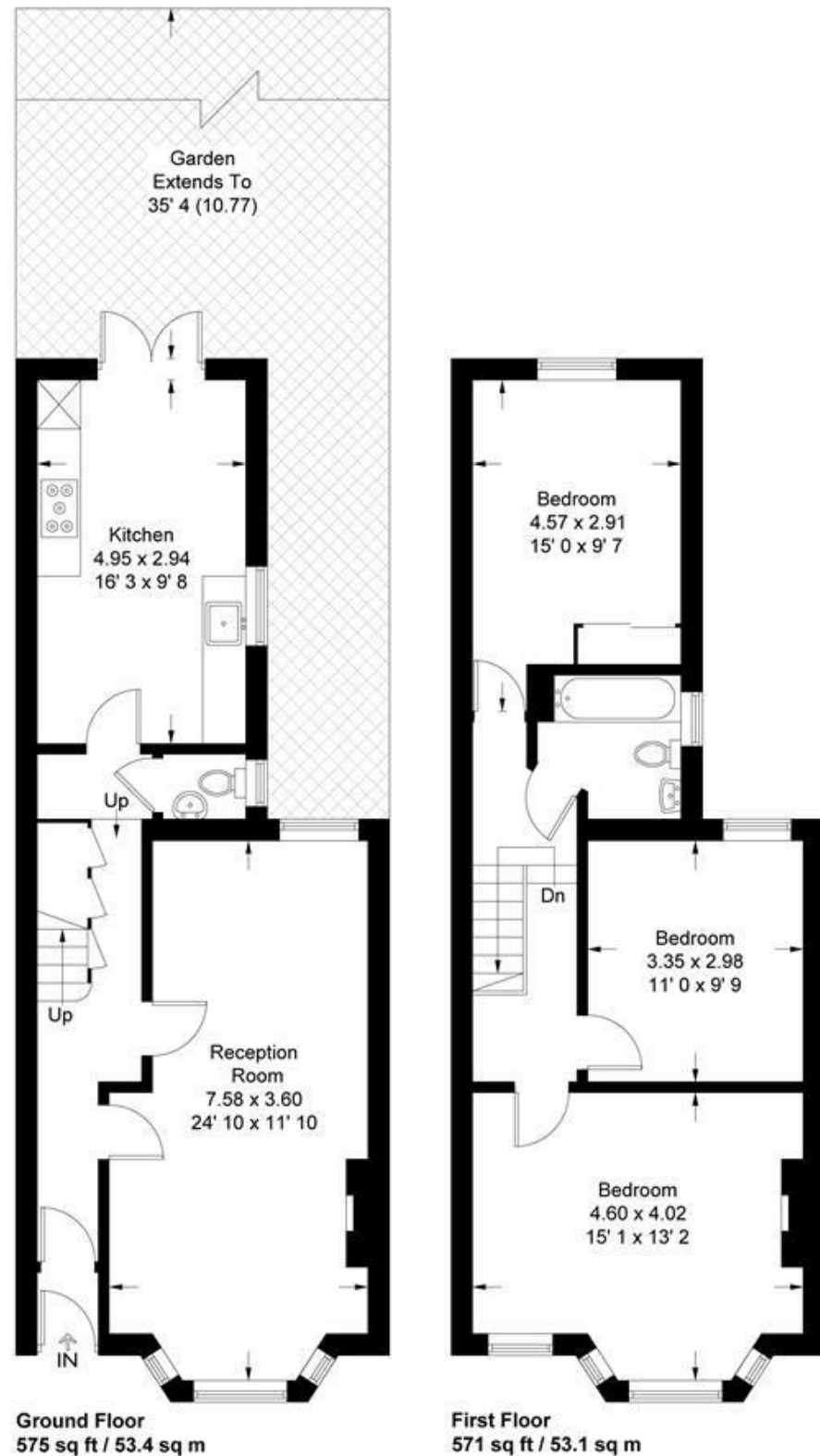


Sherrard Road

Approximate Gross Internal Area = 1146 sq ft / 106.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



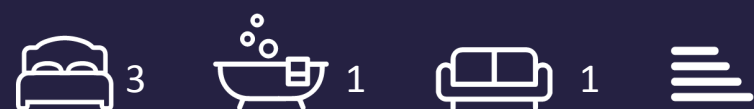
Sherrard Road, Manor Park

£2,300 PCM

- Three double bedrooms
- Period features
- Exposed floorboards
- 0.2 Mile to Wood Grange Station
- Victorian house
- Recently restored frontage
- South facing rear garden
- Close to open green spaces

Sherrard Road, Manor Park

Petty Son and Prestwich are pleased to offer for let this beautifully presented three double bedroom Victorian home that is bursting with character and charm throughout.



Council Tax Band: C



Conveniently located just off of High Street North, this quiet turning offers excellent transport links close by, such as Wood Grange Overground Station (0.2), Manor Park Station with Crossrail links (0.4miles) and Wanstead Park Station (1 mile). You are also surrounded by open green spaces with Plashet Park and the vast green expanse of Wanstead Flats within easy walking distance.

On approach, the current owners have carefully exposed and restored the original Victorian brickwork and when combined with the double bay window, make this home's beautiful frontage really stand out and emphasize its character. Stepping inside, the welcoming hallway leads you to a large lounge/dining room with exposed floor boards and a beautiful feature fireplace. The kitchen to the rear is an impressive size and with its mix of granite and solid wood work tops, butler sink and bronze taps, the kitchen not only provides an abundance of work surface space, but strikes the perfect balance of country charm with a modern flare. There is also a downstairs W.C, which is very convenient for guests.

Upstairs you will discover three double bedrooms, in which the master bedroom features two large windows and a fireplace. The stunning family bathroom tastefully designed with high quality, traditional style accessories and modern tiling. The beautifully kept, south facing, rear garden is a mix of lawn, patio and raised flower beds, which are encased in a recently replaced fence.

AVAILABLE 24th MAY / UNFURNISHED

1 WEEK HOLDING DEPOSIT - £530.76

5 WEEKS TOTAL DEPOSIT - £2653.84

Energy Performance Rating - D

Council Tax Band - C

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.