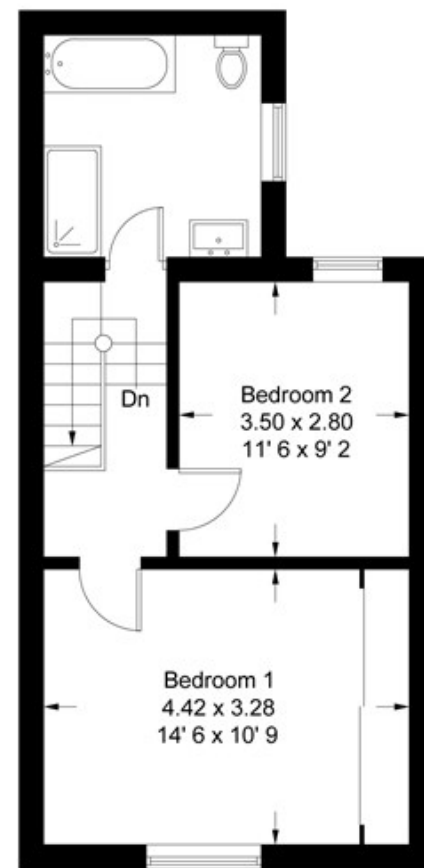
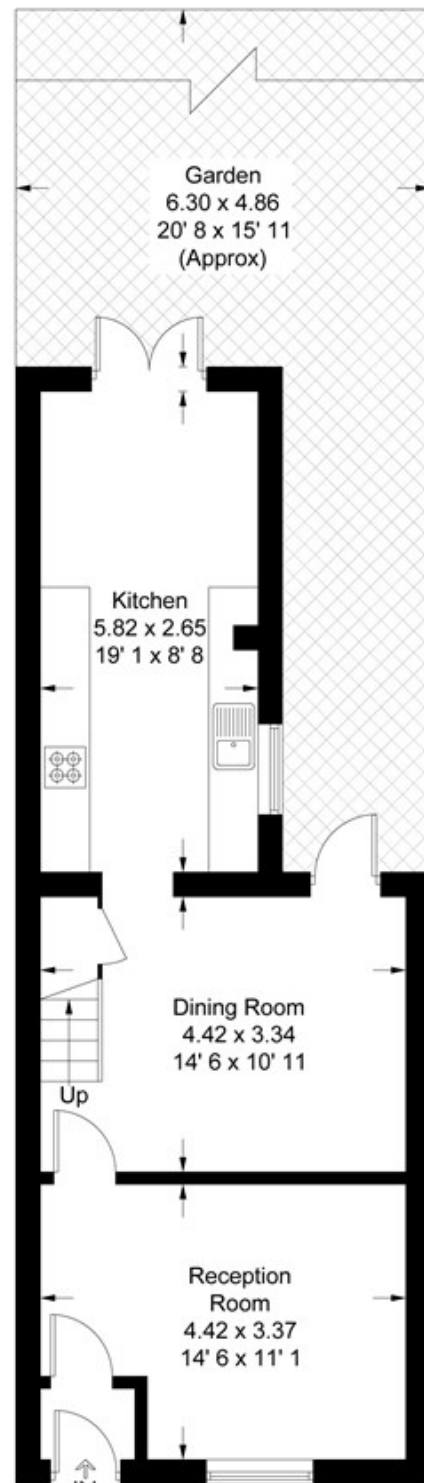


## Cowley Road

Approximate Gross Internal Area = 952 sq ft / 88.5 sq m



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice



## Cowley Road, Wanstead

£2,300 PCM

- Two double bedrooms
- Wanstead Village location
- 0.4 miles to Wanstead Underground Station
- Victorian cottage
- Large kitchen/diner
- 0.2 miles to Wanstead High Street

# Cowley Road, Wanstead

Positioned on the tree-lined Cowley Road in the middle of Wanstead Village, this characterful terraced home is a mere five minute walk to Wanstead High Street (0.2 miles) and both Wanstead and Snaresbrook Station (0.4 miles and 0.5 miles respectively).



Council Tax Band: D



With beautifully exposed brickwork and quaint sash windows, like most properties in Cowley Road it radiates a classic 'chocolate box cottage' appeal. Stepping inside the property is comprised of two reception rooms that feature exposed floor boards that create a characterful and homely feel. The impressive kitchen/breakfast room is a great mix of character alongside the contemporary, with a mix of modern units and dark splash back alongside a stunning Victorian style mosaic flooring. The kitchen is large enough to create a delightful area to house a table and chairs, which is full of light thanks to the skylight and allows you to enjoy a coffee with friends overlooking the garden.

Upstairs you will discover two double bedrooms, in which the main bedroom features fitted wardrobes and a large modern bathroom which is big enough to accommodate a bath and separate double shower. The south facing rear garden is the perfect low maintenance and attractive mix of patio, shrubs, and artificial turf.

AVAILABLE 8th of June / UNFURNISHED

HOLDING DEPOSIT 1 WEEK - £530.76

TOTAL DEPOSIT 5 WEEKS - £2653.84

EPC RATING - D66

COUNCIL TAX BAND - D

RECEPTION ROOM

14'6" x 11'1"

DINING ROOM

14'6" x 10'11"

KITCHEN

19'1" x 8'8"

BEDROOM ONE

14'6" x 10'9"

BEDROOM TWO

11'6" x 9'2"

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 Contact (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.