



## Harrier Avenue, Wanstead

£1,850 PCM

- Close to Wanstead Station
- Modern Neutral Decor
- Residents Parking
- Good Size Accommodation
- Own Balcony
- Unfurnished

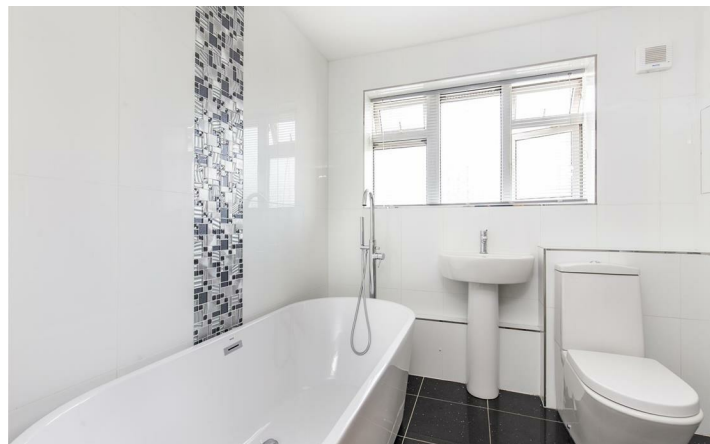


# Harrier Avenue, Wanstead

Petty Son & Prestwich are delighted to offer for rent this spacious three bedroom first floor flat, conveniently located for access to Wanstead High Street.



Council Tax Band: C



Ideally placed for Wanstead High Street, tenants of this property can enjoy a short walk to its many individual shops, bars, restaurants and cafes and stunning green areas such as Wanstead Park, Christchurch and George Greens. You are also just a mere 0.1mile from Wanstead Underground Station making it ideal for city commuters. The property offers three bedrooms, a large fitted kitchen breakfast room, lounge and a fitted bathroom with a hydro massage shower. From the lounge you can access your own balcony. There is also plenty of storage space inside the flat as well as an outside storage cupboard and communal residents parking.

Available 1st June 2024 UNFURNISHED.

COUNCIL TAX BAND - C

EPC - C73

1 WEEKS HOLDING DEPOSIT £426.92

5 WEEK DEPOSIT £2134.61

FEE'S

\*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.