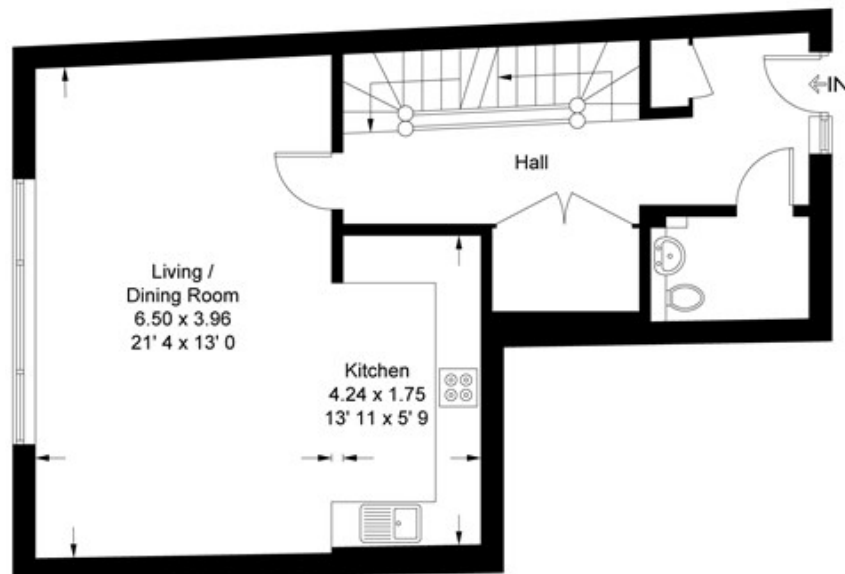
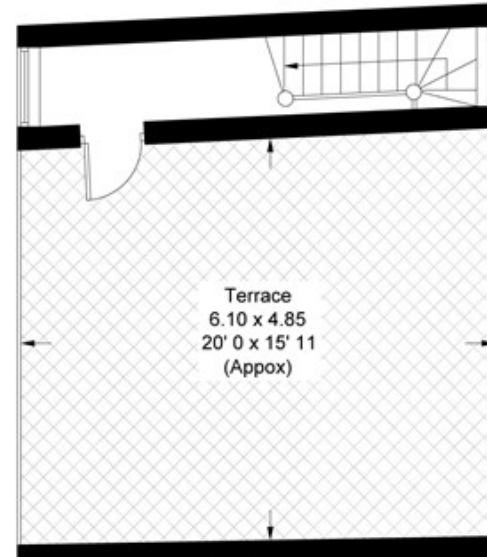


# Atlantic House

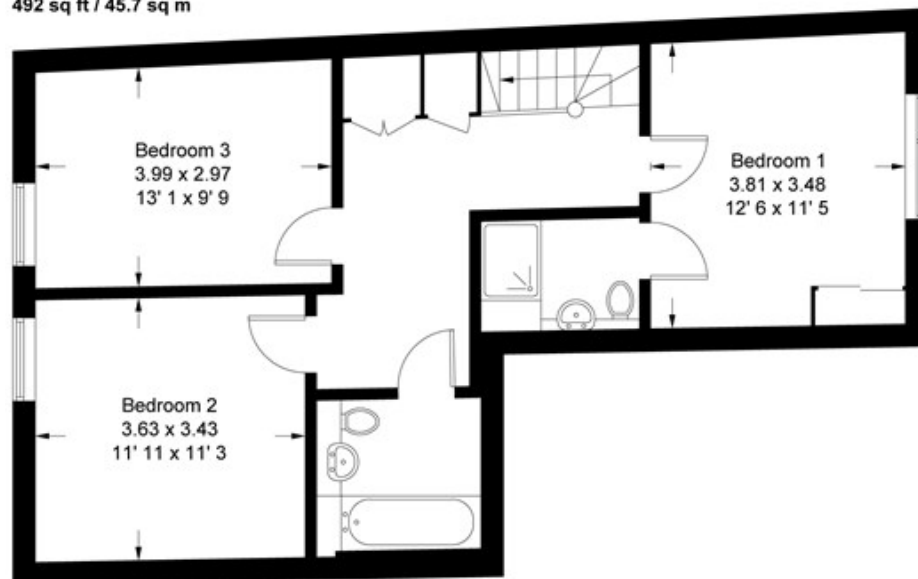
Approximate Gross Internal Area = 1229 sq ft / 114.2 sq m



Third Floor  
492 sq ft / 45.7 sq m



Fourth Floor  
69 sq ft / 6.4 sq m



Second Floor  
668 sq ft / 62.1 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



## Leyton Road, Stratford

£2,950 PCM

- Split level apartment
- En-suite to master bedroom & family bathroom
- Juliette balcony to main living area
- Stylish kitchen with integrated appliances
- Large, private roof terrace & communal gardens
- Three double bedrooms
- Separate W.C
- High standard of finish and decoration throughout
- Underground parking
- Close to Stratford International Station

# Leyton Road, Stratford

Petty Son & Prestwich are thrilled to offer to market this absolutely superb, three double bedroom, split level apartment featuring an impressive private roof terrace and underground parking.



Council Tax Band: D



Close to Stratford International Station and Westfield Shopping Centre (0.4 Miles), Maryland Station (0.5 Miles) and Queen Elizabeth Olympic Park (0.6 Miles), Atlantic Building is perfectly situated to offer residents everything within a short walk from the front door.

The finish of the flat is superb, with all rooms offering plenty of space. The property is split over the second, third and fourth floor, with a W.C, large storage cupboard and magnificent open-plan kitchen/diner/kitchen area with large Juliette balcony. The stylish kitchen benefits from a range of integrated. To the third floor the large landing provides access to three generous double bedrooms, with the master benefiting from an ensuite shower room. There is a contemporary family bathroom and further large storage cupboards accessible from the landing to this floor. The fourth floor provides access to the apartments outstanding private roof terrace which enjoys a surprising amount of privacy thanks to the decorative screening. The development also benefits from secure entry phone system, communal lifts to all floors, communal gardens and underground parking.

AVAILABLE 8th of April 2024 / PART FURNISHED

HOLDING DEPOSIT 1 WEEK - £680.76

TOTAL DEPOSIT 5 WEEKS - £3403.84

EPC RATING - B89

COUNCIL TAX BAND - D

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.