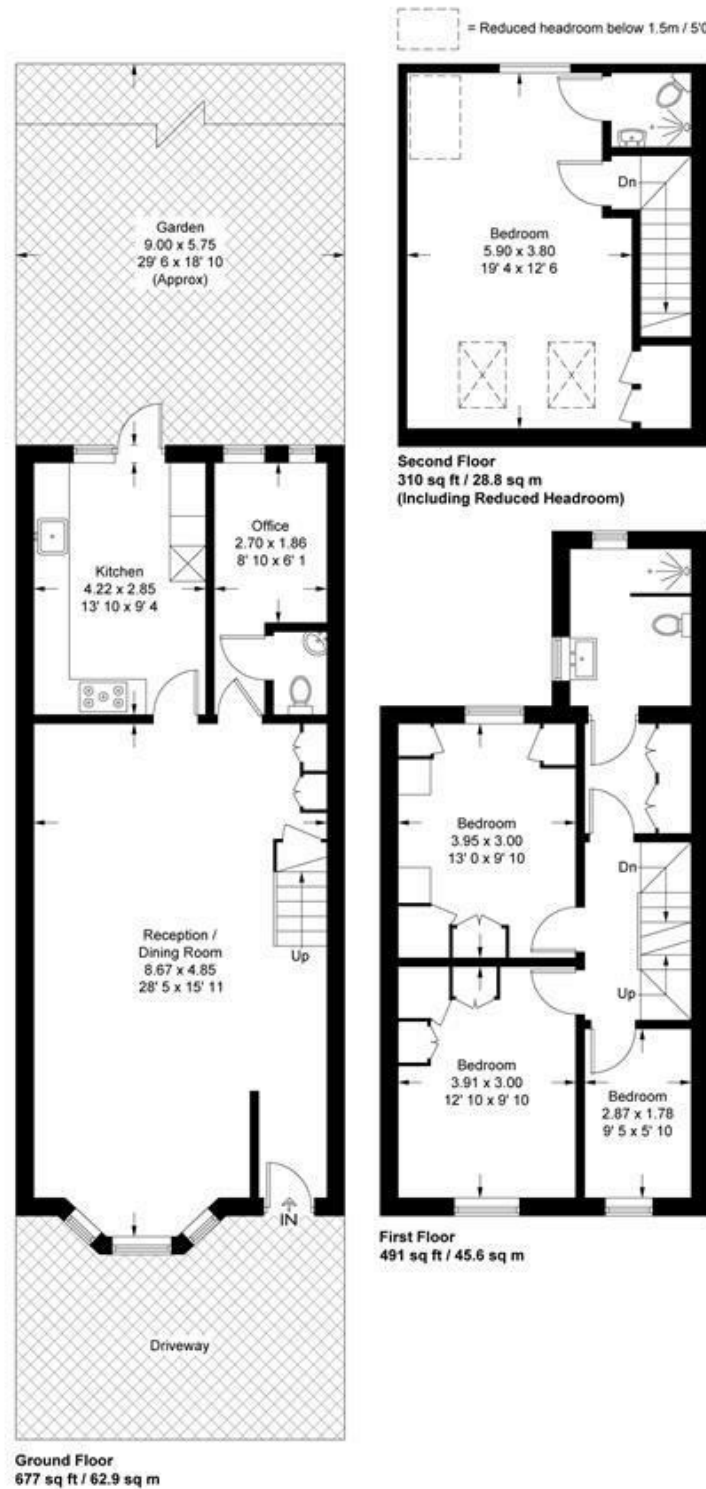


## Harpenden Road

Approximate Gross Internal Area = 1465 sq ft / 136.1 sq m  
(Excluding Reduced Headroom)  
Reduced Headroom = 13 sq ft / 1.2 sq m  
Total = 1478 sq ft / 137.3 sq m



### Harpenden Road, Aldersbrook

£3,300 PCM

- Modern Family Home
- Separate Kitchen & Utility
- Bathroom & En-Suite
- Popular Residential Area
- Large Living Space
- Ground Floor Study Room
- Off Street Parking
- Close to Wanstead Flats

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.

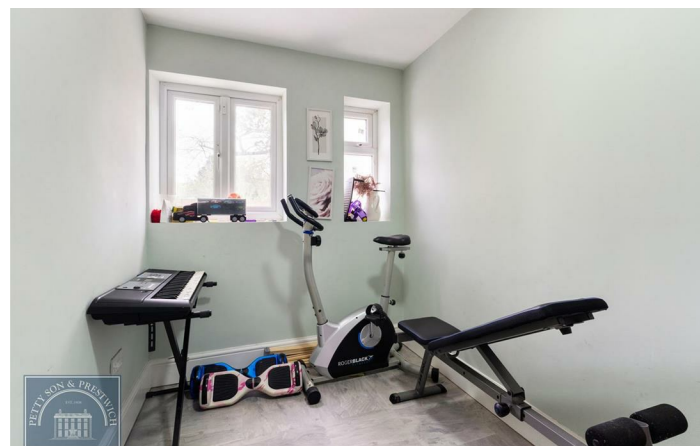


# Harpenden Road, Aldersbrook

Petty Son & Prestwich are pleased to offer this modern and spacious four bedroom/two bathroom family home situated on the ever popular Aldersbrook Estate.



Council Tax Band: C



Positioned on a charming tree lined street in the heart of the sought after Aldersbrook Estate, this home is close to Wanstead Flats, Wanstead Park and Aldersbrook Primary School, which is rated outstanding by Ofsted. The property is also benefits from excellent transport links including Wanstead Station (1.2 miles), Wanstead Park Station (1.2 miles) and Manor Park Station (1.1 mile).

To the ground floor of this modern family home, there is a large reception room, leading to a separate modern fitted kitchen, utility area, study room and cloakroom. The first floor enjoys a large family bathroom, and three bedrooms, two of which are good sized doubles. The second floor offers an impressive master bedroom with modern en-suite shower room.

To the rear there is a spacious patio garden area and to the front, off street parking for two cars.

AVAILABLE NOW / PART FURNISHED

HOLDING DEPOSIT 1 WEEK - £761.53

TOTAL DEPOSIT 5 WEEKS - £3807.69

EPC RATING - C

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.