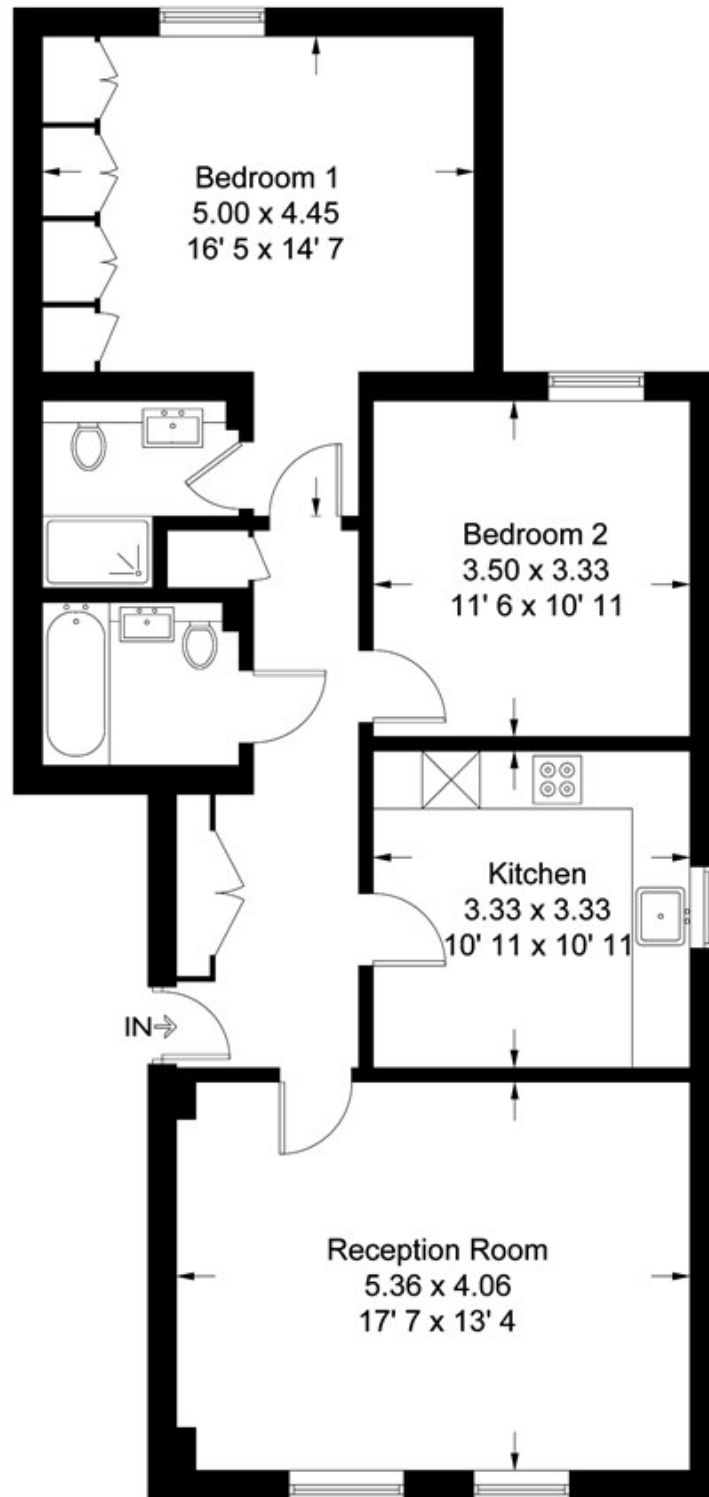


Chancery House, The Avenue

Approximate Gross Internal Area = 913 sq ft / 84.8 sq m



First Floor

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



The Avenue, Wanstead

£2,000 PCM

- ALLOCATED PARKING
- EN-SUITE SHOWER ROOM
- 2 DOUBLE BEDROOMS
- CENTRAL LOCATION

The Avenue, Wanstead

Petty Son & Prestwich offer for rent this exceptional two bedroom first floor purpose built luxury apartment situated on one of Wanstead's most favoured turnings just off the High Street.



Council Tax Band: F



The development stands on land where two former houses for the blind once stood and is set in magnificent communal grounds. The accommodation comprises a spacious fitted kitchen and generous living room, two double bedrooms including an en-suite shower room to the main bedroom and an additional family bathroom. The property is in immaculate decorative order throughout and features solid wood flooring, wooden double glazed windows, gas central heating and an allocated parking space to the front.

AVAILABLE 1st JULY 2024 / PART FURNISHED

COUNCIL TAX - F

EPC RATING - C

1 WEEKS HOLDING DEPOSIT - £461.53

5 WEEKS DEPOSIT - £2,307.69

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.