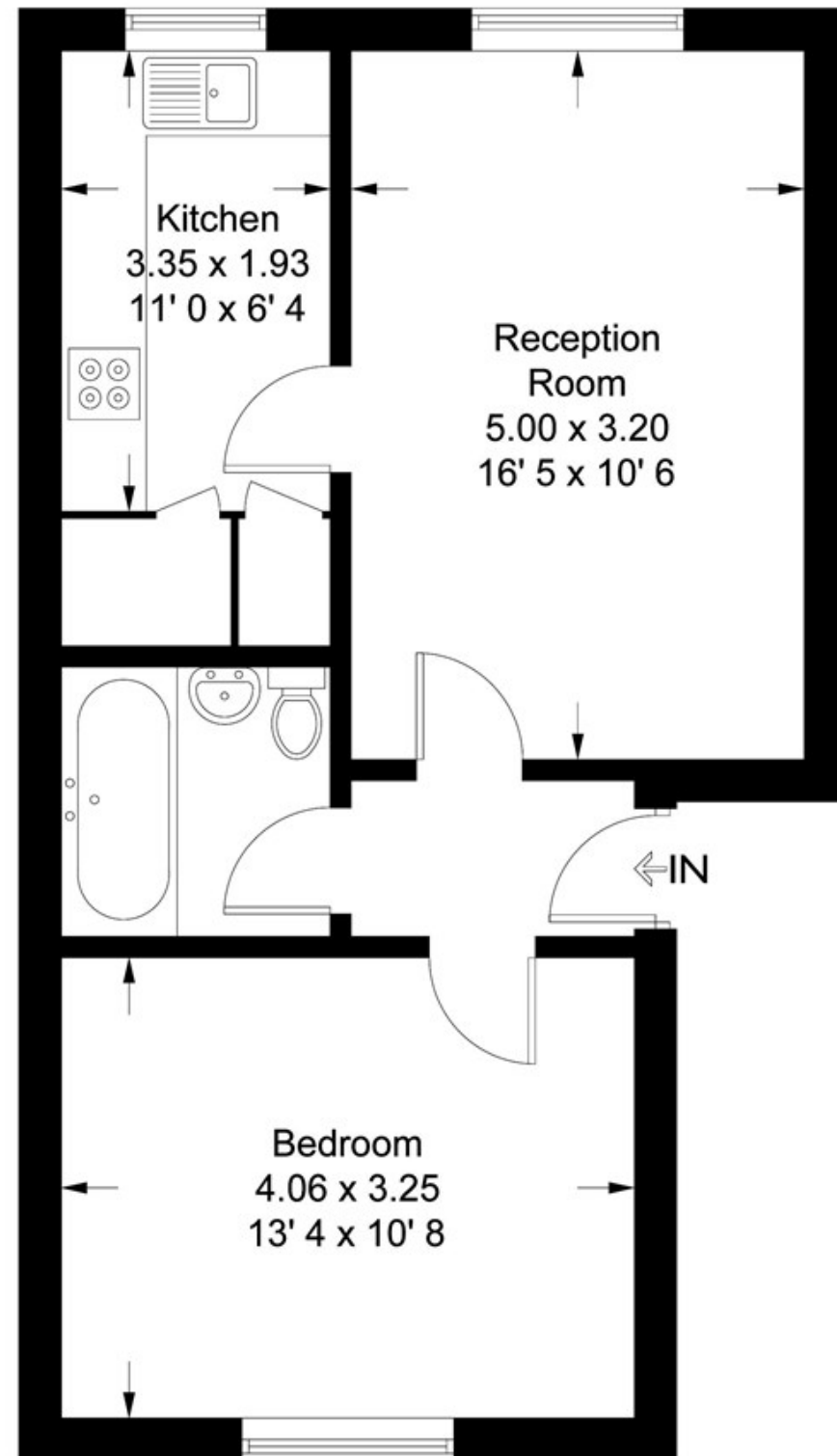


## Louise Court

Approximate Gross Internal Area = 486 sq ft / 45.2 sq m



**Ground Floor**

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.



## Grosvenor Road, Wanstead

£1,400 PCM

- Purpose built flat
- 1 allocated parking space
- 0.2 miles to Wanstead High Street
- Ground floor
- Communal gardens
- 0.4 miles to Wanstead underground station

# Grosvenor Road, Wanstead

Petty Son and Prestwich are pleased to offer for rent this this delightful 1 bedroom purpose built, partly-furnished, ground floor flat, which has the added benefit of one allocated parking space.



Council Tax Band:



As you enter the property, you can immediately appreciate the space it has to offer in both the lounge, which overlooks the communal gardens, and the double bedroom. The kitchen has built in cupboards, with ample work surfaces and storage and a breakfast bar, that can accommodate 2 stools underneath. There is a modern bathroom with white three piece suite.

The property is located within a mere 0.2 miles stroll of Wanstead High Street, with its array of restaurants and eateries and (0.4 miles) to Wanstead and Snaresbrook Underground stations.

AVAILABLE 15th JUNE / UNFURNISHED

1 WEEK HOLDING DEPOSIT - £323.07

5 WEEKS TOTAL DEPOSIT - £1615.38

Energy Performance 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.