



Victory Road, Wanstead

£1,750 Per Month

- MODERN KITCHEN
- NEWLY REDECORATED
- COUNCIL TAX BAND D
- MODERN BATHROOM
- EPC C 74

Victory Road, Wanstead

Petty Son & Prestwich are delighted to offer for rent this stylish two bedroom, top floor apartment, positioned within the grounds of the imposing and desirable former Wanstead Hospital development, enjoying peaceful surroundings and beautiful well maintained grounds, the property is close to Snaresbrook Station and Wanstead High Street.



Council Tax Band: D



Situated just 0.4miles to Snaresbrook Underground Station and 0.5miles to South Woodford Station, this home is perfect for anyone wanting fast, direct access to the City and West End. Wanstead High Street is just a few minutes' walk away and offers an array of independent shops, boutiques, excellent restaurants and coffee bars.

The accommodation comprises a spacious fitted living/dining room, with access to a Juliette balcony, a pristine fitted kitchen, two double bedrooms and a modern bathroom. The property is in immaculate decorative order throughout and features double glazed windows and an allocated parking space to the front.

AVAILABLE 31ST MAY / UNFURNISHED

HOLDING DEPOSIT 1 WEEK - £403.85

TOTAL DEPOSIT 5 WEEKS - £2019.23

EPC RATING C74

COUNCIL TAX BAND - D

Photos provided for guidance purposes only due to the property undergoing a full refurbishment throughout. This includes a new kitchen, bathroom and full redecoration

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.