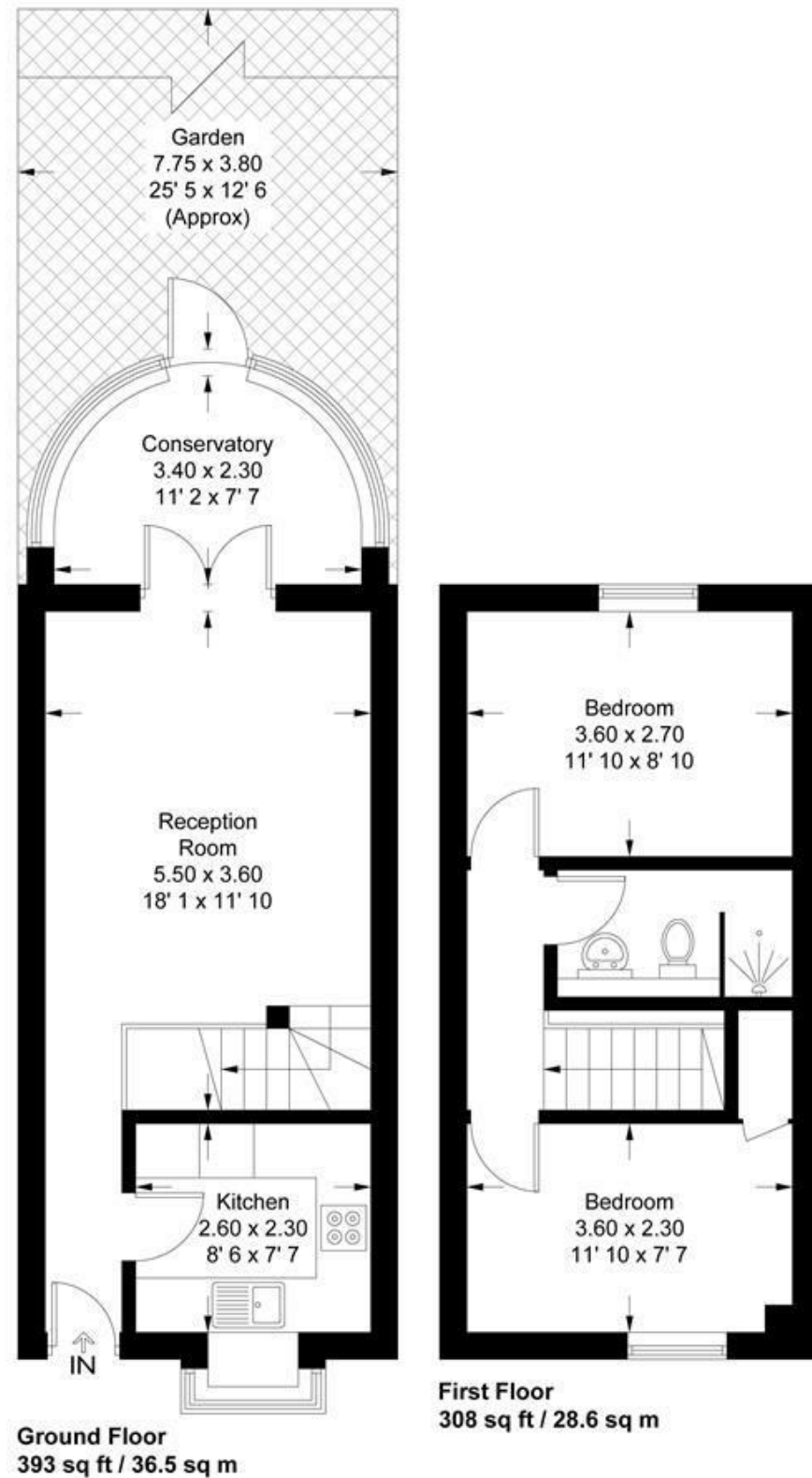


Greenstone Mews

Approximate Gross Internal Area = 701 sq ft / 65.1 sq m



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.



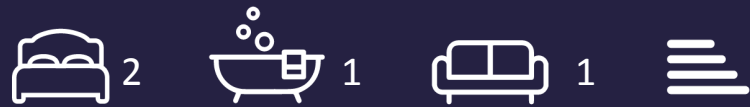
Greenstone Mews, Wanstead

£2,300 Per Month

- Modern Terraced Home
- Conservatory to Rear
- Impressive Shower Room
- Enclosed Rear Garden
- Spacious Living Room
- Modern Fitted Kitchen
- Allocated Parking Space
- Close to Wanstead High Street

Greenstone Mews, Wanstead

Petty Son & Prestwich are pleased to offer this delightful two double bedroom mid-terrace home in a quiet cul-de-sac just a stone's throw from Christchurch Green in central Wanstead.



Council Tax Band: E



Tucked away in a quiet cul-de-sac, yet moments from Wanstead High Street, this well presented two double bedroom house is perfectly positioned to take advantage of all of Wanstead's excellent amenities. Perched just off the beautiful Christchurch Green in Central Wanstead this home is just 0.4 miles to both Wanstead and Snaresbrook Underground Stations, making it ideal for city commuters. As well as the two Central Line Stations transport links include local bus routes and easy road links to The M11, M25 and North Circular.

The pretty exposed brick frontage welcomes you into an equally attractive interior, where the modern neutral décor gives a feeling of light and space. The spacious sitting/dining room is set at the rear of the house, leading to an impressive conservatory, enjoying access to the enclosed rear garden. The newly fitted kitchen is located at the front of the house and is fitted with base and wall cabinets with a full complement of appliances.

Moving to the first floor you will find one double bedroom and one well sized single bedroom. The impressive newly fitted shower room completes the accommodation.

Available Now / Unfurnished

EPC Rating: C
Council Tax Band: E

HOLDING DEPOSIT 1 WEEK - £530.76

TOTAL DEPOSIT 5 WEEKS - £2653.84

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.