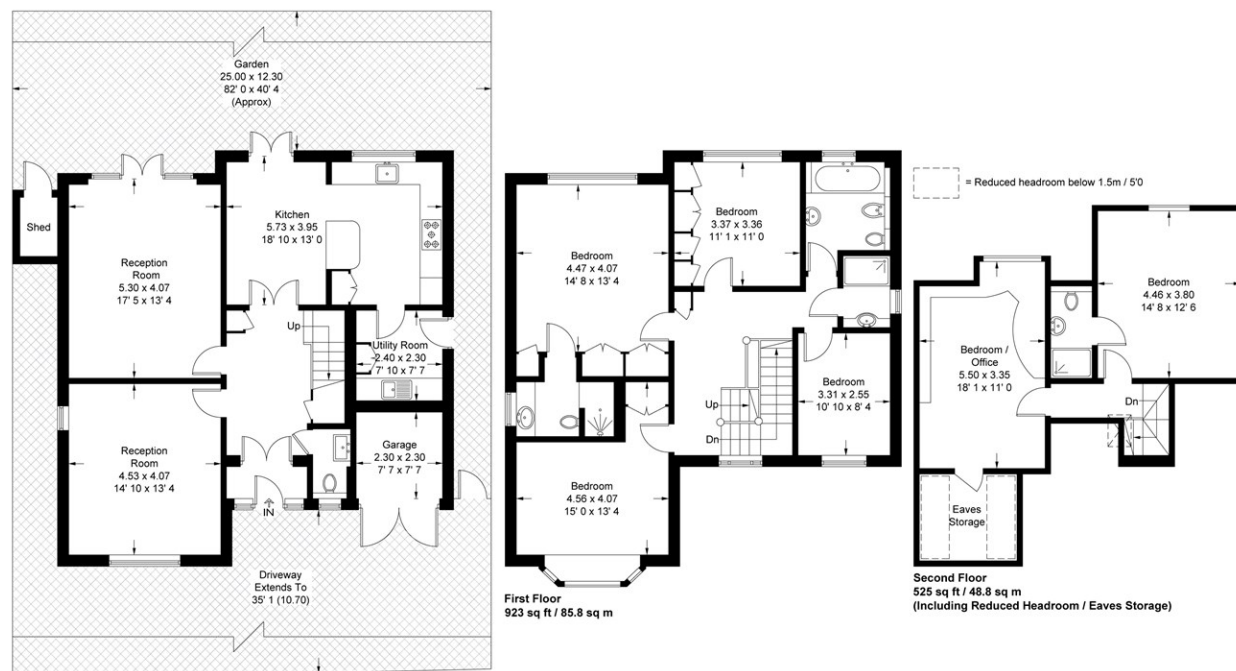


Grove Park

Approximate Gross Internal Area = 2348 sq ft / 218.2 sq m
(Excluding Reduced Headroom / Eaves Storage / Garage / Shed)
Reduced Headroom / Eaves Storage = 35 sq ft / 3.3 sq m
Garage = 60 sq ft / 5.6 sq m
Total = 2443 sq ft / 227.1 sq m



Ground Floor
935 sq ft / 86.9 sq m
(Excluding Garage / Shed)

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.



Grove Park, Wanstead

£4,000 PCM

- Detached Family Home
- Kitchen / Dining Room
- Four Bathrooms
- Close to High Street
- Two Reception Rooms
- Five Double Bedrooms
- Garage & Driveway
- Close to Wanstead Station

Grove Park, Wanstead

Petty Son & Prestwich are delighted to offer this five bedroom detached residence located in the heart of Wanstead and set within one of the premier roads of this desirable residential area.



Council Tax Band: G



A detached residence located in the heart of Wanstead and set within one of the premier roads of this desirable residential area.

Upon entering the home a spacious entrance hall, with parquet flooring, creates a pleasant welcome to the home and provides direct access to all the ground floor rooms, apart from the utility room which is off the kitchen. The sitting room is a bright and airy room with French doors opening onto the rear garden.

The kitchen/breakfast room has a modern theme to it with a range of bespoke wall and base units enhanced by granite work surfaces. There is a flagstone floor with under floor heating and a selection of appliances including a range cooker, with extractor over, a dishwasher and fridge with two bio fresh drawers under. Access is also provided to the utility room and French doors open onto the rear garden.

On the first floor are four bedrooms, a family bathroom and a shower room, there is also an en-suite shower room to bedroom one. A turning staircase leads up to the loft conversion with a good sized study/home office and a further bedroom with an en-suite shower room, therefore there is more than enough space for a growing family.

To the outside is a very pleasant garden boasting many established shrubs, providing a sense of privacy.

AVAILABLE 24th AUGUST / UNFURNISHED

1 WEEK HOLDING DEPOSIT - £923.07

5 WEEK TOTAL DEPOSIT - £4615.38

Energy Performance Rating - D

Council Tax Band - G

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.