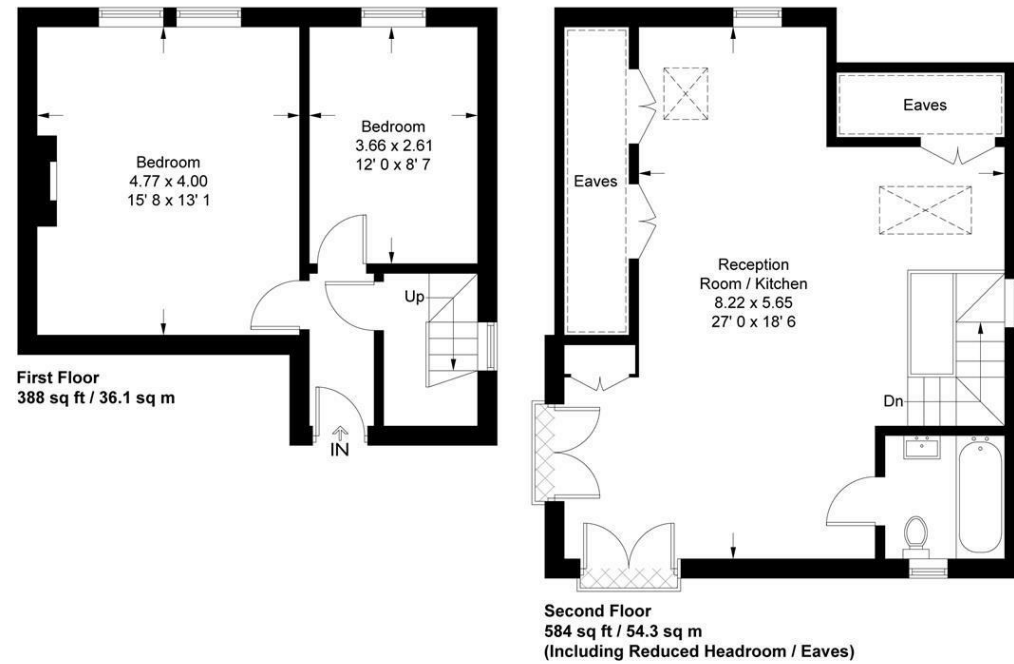


Sylvan Road

Approximate Gross Internal Area = 903 sq ft / 84 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 69 sq ft / 6.4 sq m
Total = 972 sq ft / 90.4 sq m



= Reduced headroom below 1.5m / 5'0



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.



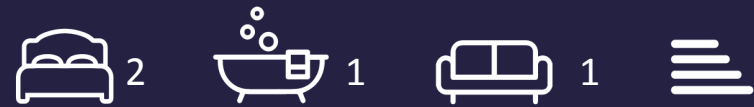
Sylvan Road, Wanstead

£2,300 Per Month

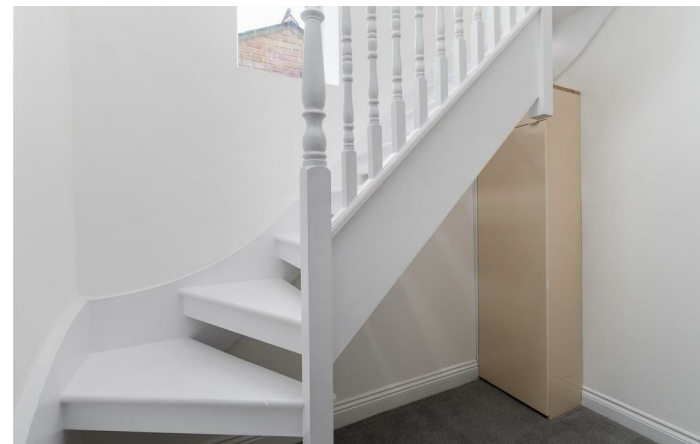
- Impressive Period Conversion
- Large Open Plan Living Space
- New Kitchen & Bathroom
- Available Now
- Split Level Accommodation
- Two Good Size Bedrooms
- Modern Neutral Decor
- Close to Snaresbrook Station

Sylvan Road, Wanstead

Petty Son & Prestwich are privileged to offer this immaculately presented split level flat, forming part of an attractive, converted Victorian house, set just off of the high street and within a stone's throw of Snaresbrook Underground Station.



Council Tax Band:



This immaculately presented split level flat forms part of an attractive, converted Victorian house, set just off of the high street and within a stone's throw of everything Wanstead has to offer. Snaresbrook Underground Station is located within just a two minute walk of the property, making it ideal for city commuters.

The pretty exposed brick frontage welcomes you into an equally attractive communal hallway which leads to the properties first floor entrance. The first floor offers a spacious double bedroom with large windows, high ceiling and period features. There is also a good size single bedroom and a spacious landing area which leads to the second floor accommodation. This area is ideal to accommodate a small home office or for ample storage space.

The second (top) floor of the property offers a stunning open plan living room / kitchen, featuring windows to all aspects of the building and two sets of French doors with Juliet balconies, which creates an abundance of light throughout. The room has been finished to a high standard with polished wood flooring. The newly fitted kitchen is fitted with base and wall cabinets with a full complement of appliances. There is an impressive newly fitted bathroom which completes the second floor.

A viewing is highly recommended to appreciate all this property has to offer.

Available Now / Unfurnished

EPC Rating: D

Council Tax Band: Tbc

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.