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## The Avenue, Wanstead

£2,100 PCM

- Exclusive development
- allocated parking
- Two doubled bedrooms
- COUNCIL TAX BAND D
- Ground floor flat
- Stunning condition throughout
- Communal garden
- EPC - C80

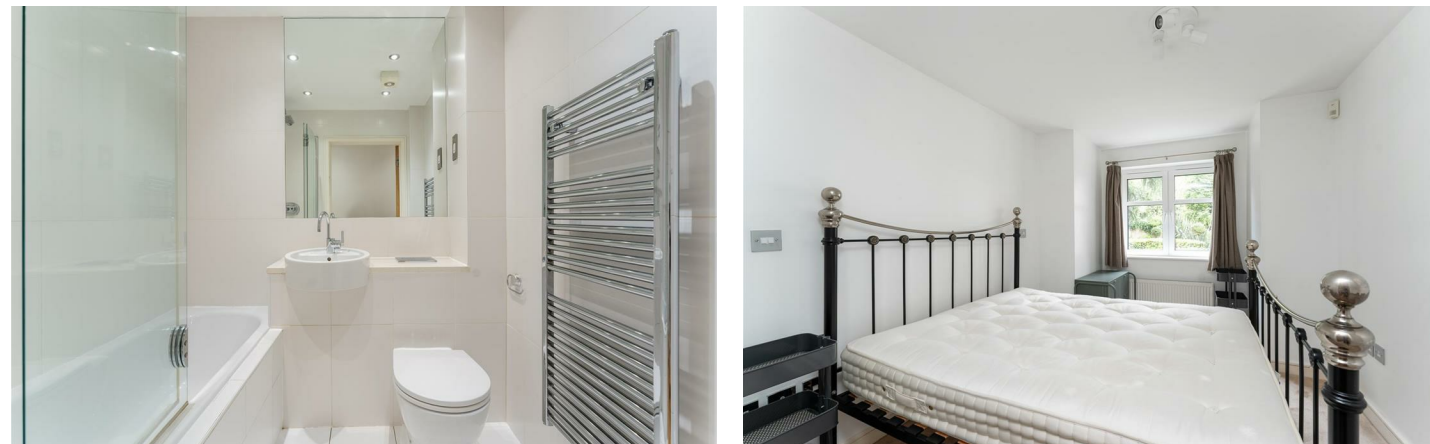


# The Avenue, Wanstead

Petty Son & Prestwich are thrilled to offer for rent this immaculately presented ground floor apartment in a highly desirable location in Wanstead. Offering two double bedrooms, two bathrooms, gated allocated parking and communal garden.



Council Tax Band: D



Petty Son and Prestwich are delighted to offer for rent this rarely available, two double bedroom ground floor apartment, with direct access to a communal garden and allocated parking

Syon Court is an exclusive development situated in The Avenue, which is one of Wanstead's most sought after turnings just off of the High Street. Located just 0.3 miles to Wanstead Underground Station and High Street, with its popular mix of restaurants, coffee shops, bakeries, green grocers and Butchers, this home is perfect for anyone wanting to have all that Wanstead has to offer on your doorstep and yet still enjoy a peaceful and idyllic setting.

The beautifully presented home is comprised of two doubled bedrooms, a contemporary bathroom with underfloor heating and ensuite shower room. The large open planned kitchen/lounge can easily accommodate a dining table as well as a two large sofas and the clever injection of the breakfast bar creates a subtle divide between the lounge and kitchen space whilst providing ample storage space. You can access the well kept communal gardens via large patio doors in the lounge, which creates a perfect area to enjoy the summer sun and peaceful outlook.

AVAILABLE 30th AUGUST / PART FURNISHED

COUNCIL TAX - D

EPC - C80

1 WEEK HOLDING DEPOSIT - £484.61

5 WEEKS TOTAL DEPOSIT - £2423.07

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.