



Woodford Road, South Woodford

£1,775 Per Month

- Newly redecorated throughout
- Two double bedrooms
- Large Lounge diner with access to outside space
- Close to both Wanstead High Street and George Lane
- Ground floor apartment
- Contemporary shower room
- Modern, well-proportioned kitchen
- Allocated parking space

Woodford Road, South Woodford

Located on Woodford Road, an area well known for its prestigious apartments, Petty Son & Prestwich are delighted to offer this spacious two double bedroom, ground floor apartment for rent.



Council Tax Band: C



Enjoying leafy green views across The Drive which boasts some of the regions finest homes, this apartment in a purpose-built development is enviably positioned. South Woodford Central Line Station is just 0.4 miles away as well as George Lane with its eclectic mix of shops, bars and restaurants. Conveniently positioned for commuters, with a number of other amenities such as the Odeon Cinema, Waitrose and Sainsbury's supermarkets, Epping Forest and the stunning Eagle Pond within reach. Just 0.5 Miles away you can also find yourself at any one of the fabulous independent café's shops and bars that Wanstead High Street has to offer.

Immediately accessible and conveniently located on the ground floor, this apartment is well proportioned and bright thanks to the large windows that run throughout. The entrance hall provides access to a fabulous modern shower room with window in addition to an extractor for good ventilation. There are two double bedrooms, a large lounge/diner with access to a patio and communal garden space and modern kitchen with dishwasher, fridge/freezer, washing machine, oven with induction hob, overhead extractor and plenty of cupboard space. The property is full double glazed and comes with allocated parking for one vehicle.

AVAILABLE NOW / UNFURNISHED

HOLDING DEPOSIT 1 WEEK - £409.61

TOTAL DEPOSIT 5 WEEKS - £2048.07

EPC RATING - C

COUNCIL TAX BAND - C

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