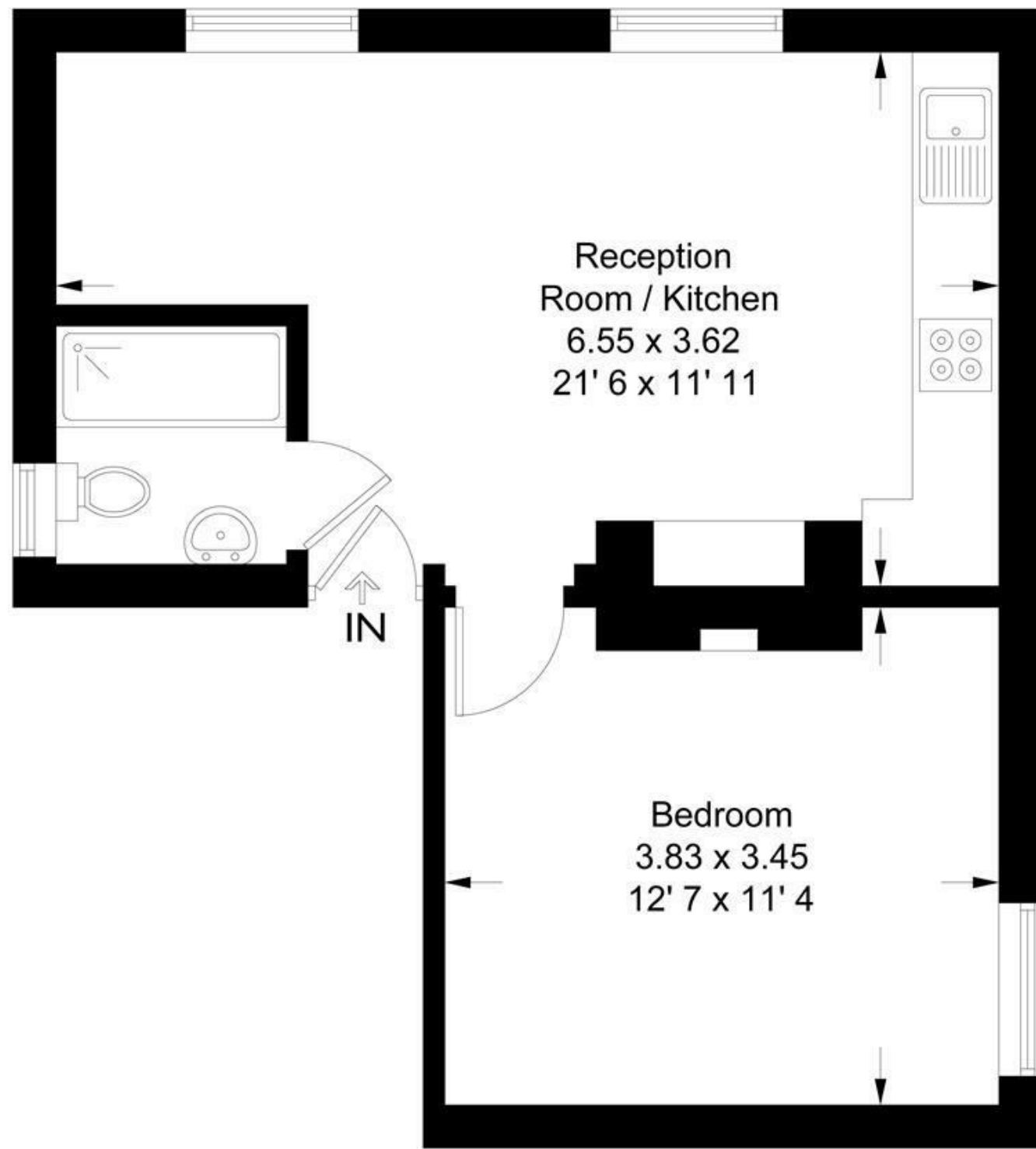


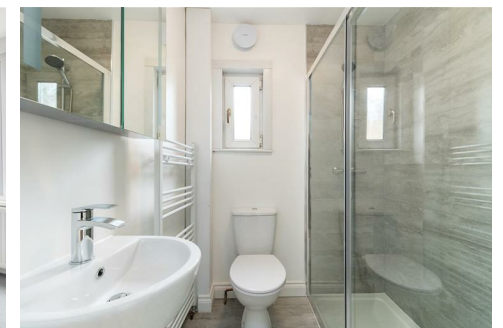
Sylvan Road

Approximate Gross Internal Area = 407 sq ft / 37.8 sq m



First Floor

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

£1,500 Per Month

- First Floor Period Conversion
- Modern Fitted Kitchen
- 2 Mins to Snaresbrook Station
- Open Plan Living Room
- One Double Bedroom

Sylvan Road, Wanstead

This immaculately presented first floor 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.

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1

1

C

Council Tax Band: C



This immaculately presented first floor 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.

The pretty exposed brick frontage welcomes you into an equally attractive communal hallway which leads to the properties first floor entrance. The accommodation consists of a spacious open plan living room / kitchen, good size double bedroom and modern bathroom. The property has been finished to a high standard throughout with modern neutral décor. The kitchen offers base and wall cabinets with a full complement of appliances. There is also an impressive fitted shower room.

Snaresbrook Underground Station is located within just a two minute walk of the property, making it ideal for city commuters.

Available 27th October 2025

Unfurnished

EPC Rating: C79

Council Tax Band: C

1 week holding deposit - £346.15

5 week total deposit - £1730.76

Reception Room

21'6" x 11'11"

Bedroom

12'7" x 11'4"

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.