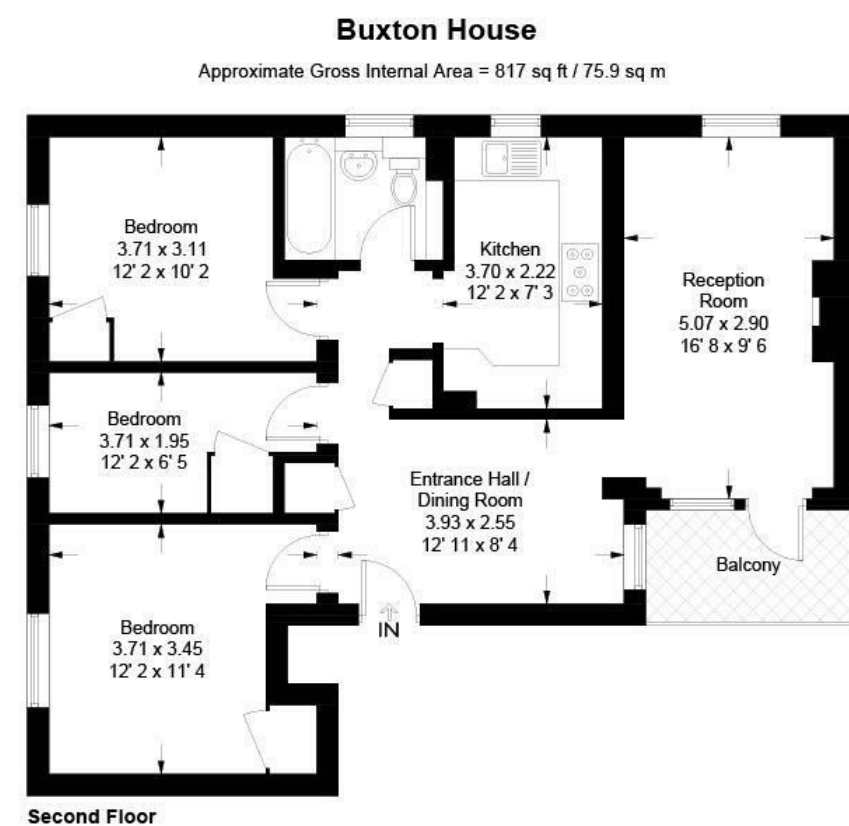




Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice



Buxton House, Snaresbrook

£1,900 PCM

- Top Floor Apartment
- Naturally bright throughout
- Within a short walk of Snaresbrook Central Line Station
- Gated cul-de-sac location, edged by forest land
- Communal gardens
- Three bedrooms
- Reception leading to private balcony
- Exceptionally spacious throughout
- Secure, external storage cupboard
- Wooden floors throughout

Buxton House, Snaresbrook

Petty Son & Prestwich are delighted to offer for rent this exceptionally spacious, top floor, three bedroom apartment, located in the quiet turning of Buxton Drive.

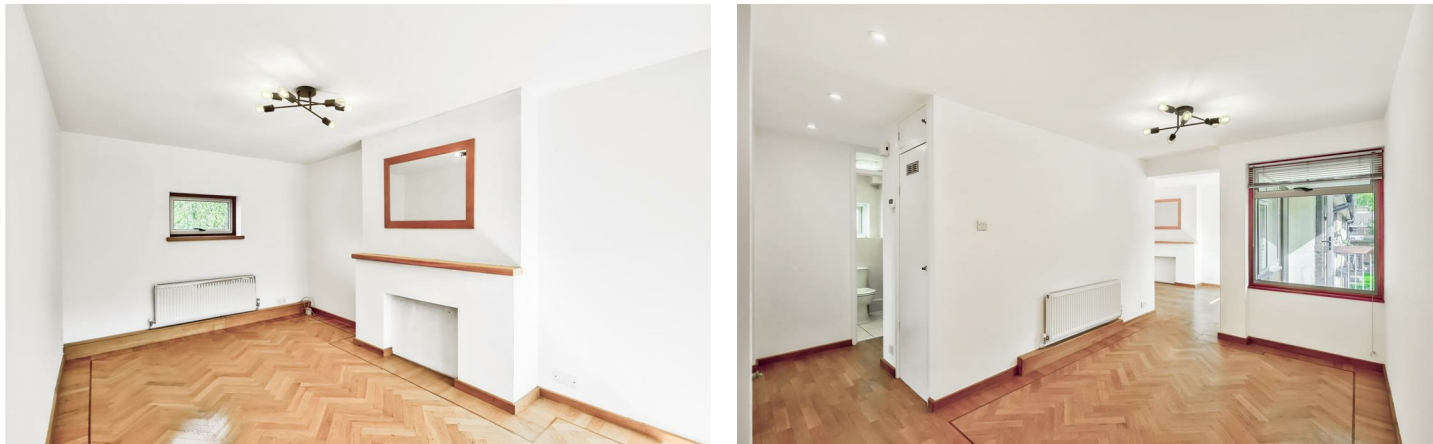
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E

Council Tax Band: B



The property benefits from secure gated parking and is situated within very close proximity to Epping Forest, Eagle Pond, Snaresbrook Central Line Tube station (0.5 miles) and Wanstead High Street, along with all its local amenities boasting a wonderful mix of local cafes, restaurants and shops.

Buxton House is in the most enviable of locations, surrounded by the greenery of Epping Forest whilst offering a wealth of natural light, the property boasts a spacious reception room, with access to it's own balcony, a well-equipped modern fitted kitchen, modern bathroom with bath & shower and three bedrooms, two of which are generous double bedrooms.

Available 29th September 2025

Unfurnished

1 Week Holding Deposit - £438.46

5 Week Total Deposit - £2,192.30

EPC Rating - E50

Council Tax Band - B

Reception Room
16'8" x 9'6"

Kitchen
12'2" x 7'3"

Bedroom
12'2" x 11'4"

Bedroom
12'2" x 10'2"

3.71 x 1.95

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.