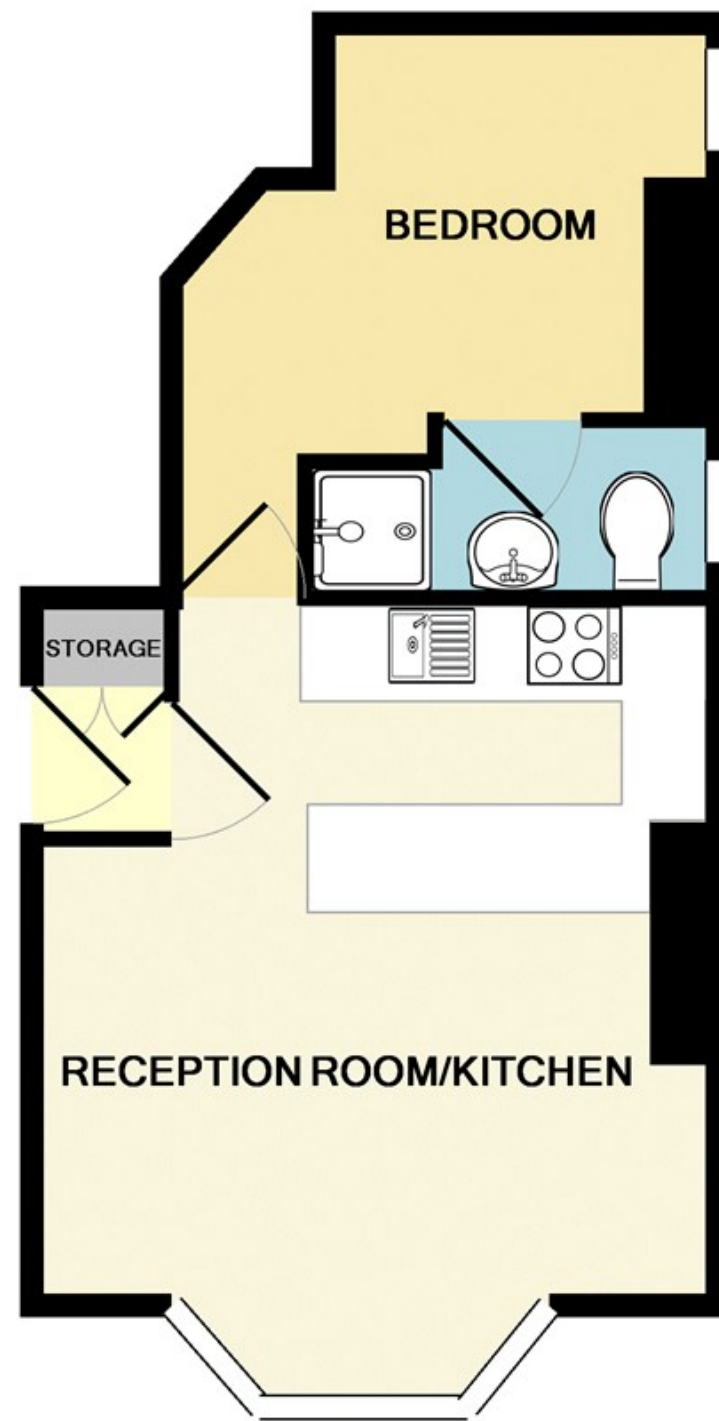




TOTAL APPROX. FLOOR AREA 327 SQ.FT. (30.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Sylvan Road, Wanstead

£1,450 PCM

- Converted ground floor flat
- Open plan Kitchen / living room
- Double Glazing
- One double bedroom
- 0.2 miles to Snaresbrook station
- Gas Central Heating

Sylvan Road, Wanstead

Petty Son and Prestwich are delighted to offer for rent this ground floor apartment, positioned just 0.2 miles from Snaresbrook Underground Station and Wanstead High Street.

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Council Tax Band: B



Situated in an attractive, converted Victorian house, this one bedroom ground floor apartment is well set back from Wanstead's active high street but within a stone's throw of everything Wanstead has to offer.

The property features an open plan kitchen/reception room with large bay window, double bedroom and a shower room.

The property has the advantage of a modern fitted kitchen and shower room, double glazing and neutral decor throughout.

Available 8th December 2025

Unfurnished

1 Week Holding Deposit - £334

5 Week Total Deposit - £1673

EPC Rating - D60

Council Tax Band - B

Reception Room / Kitchen

14'8" x 14'2"

Bedroom

11'2" x 8'2"

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.