



Landseer Avenue | Manor Park | London | E12 6HS

£1,900 PCM



STRETTONS

## Key features

- Victorian Terraced House
- Two Double Bedrooms
- Two Ground Floor Reception Rooms
- Available Now
- Private Rear Garden
- 1.1 miles from Manor Park Station on the Elizabeth Line
- EPC Rating: D (65)
- Council Tax Band C
- Unfurnished

## Description

Stretton's Residential are proud to offer this Victorian terraced two double bedroom, two reception room house, situated in a convenient location in Manor Park and only 1.1 miles from Ilford Station and 1.6 miles from Manor Park Station (both stations are serviced by the Elizabeth Line) with a travel time of 19 minutes from Ilford to London Liverpool Street. There are an abundance of shops and eateries in the locations of Manor Park and Ilford.

This property comprises of two reception rooms on the ground floor and kitchen, with white modern fitted cupboards and appliances, the door from the kitchen leads onto a large private garden. The second floor accommodates 2 double bedrooms and a shower room. The property further benefits from double glazed windows throughout and gas central heating.

-----Tenancy Fees

New Assured Shorthold Tenancies

Signed on or after 1st June 2019

Holding deposit - 1 week's rent

Security deposit - 5 week's rent (rent of £50,000 or over per annum - 6 week's rent)

Unpaid rent - 3% above Bank of England base rate from Rent Due Date after 14 days in arrears.

Lost keys - Cost of replacement key or other security device/lock replacement/locksmith.

£15/hour (inc. VAT) for extra costs incurred in time taken to replace keys.

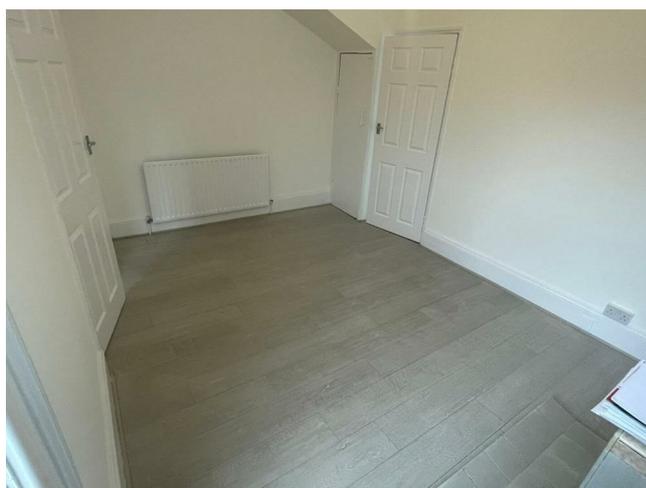
Variation of contract - £50 (inc. VAT) per variation

Change of sharer - £50 (inc. VAT) per replacement tenant

Early termination - Landlord's costs in re-letting the property as well as rent due until start date of replacement tenancy. Costs to be no more than the maximum amount of rent

outstanding on the tenancy.

## Directions





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band C    EPC Rating



**STRETTONS**

69 Paul Street  
London  
London  
EC2A 4NG  
02085 094406

michael.mercer@strettons.co.uk