



GF

Sheringham Avenue | | Manor Park | E12 5PF

£1,600 PCM



STRETTONS

## Key features

- Ground Floor Apartment
- Two Double Bedrooms
- Unfurnished
- Modern Fitted Kitchen (With Appliances)
- Own Rear Garden
- Gas Central Heating & Double Glazed Windows
- Located within 0.8 Mile to Ilford Overground Station
- Available Early August 2026
- EPC Rating: D (67)
- Council Tax Band B

## Description

Strettons Residential is delighted to present this charming two-bedroom ground floor flat, nestled in the desirable area of Sheringham Avenue, Manor Park, London, E12. This property is ideally situated, providing excellent transport links to Romford Road (A118), the A406, A12, and A13, making it a perfect choice for commuters. Additionally, Ilford Overground Station is conveniently located just 0.8 miles away.

Upon entering the flat, you will find a spacious reception room that offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The property features two well-proportioned double bedrooms, ensuring ample space for comfortable living. The modern fitted kitchen comes equipped with essential appliances, making meal preparation a breeze. The three-piece bathroom suite is both stylish and functional, catering to all your daily needs.

This flat also boasts the advantages of gas central heating and double-glazed windows, ensuring warmth and energy efficiency throughout the year. One of the standout features of this property is the private rear garden, providing a lovely outdoor space for gardening.

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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.

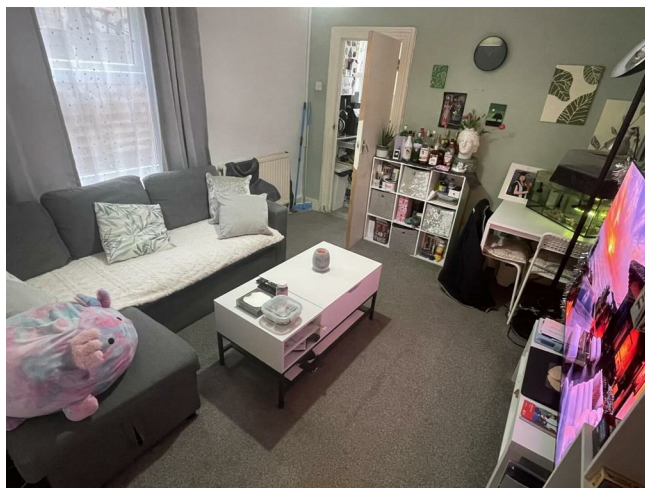
Lost keys - Cost of replacement key or other security device/lock replacement/locksmith.

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

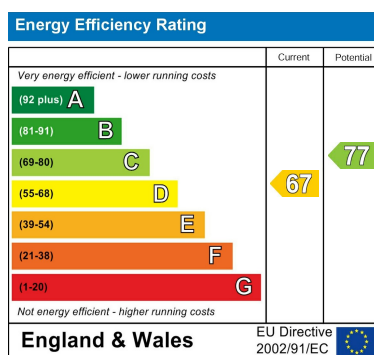
Variation of contract - £50 (inc. VAT) per variation

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

## Directions







Council Tax Band **B** EPC Rating **D**



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