



## 10 Vyner Court,

Rossington Street | | Clapton | E5 8SF

**£2,400 PCM**



**STRETTONS**

## Key features

- Available Now
- Heart of Clapton
- Ground Floor Apartment
- Small Outside Area
- Modern Fitted Kitchen (With Appliances)
- Three Piece Bathroom Suite
- Spacious Reception Room
- Located within 0.6 Mile to Clapton, Rectory Road & Stoke Newington Overground Stations
- Council Tax Band C
- EPC Rating: D (70)

## Description

Strettons Residential is delighted to present this charming three-bedroom ground floor flat, situated in the tranquil Vyner Court on Rossington Street, Clapton, London, E5.

Nestled on a peaceful residential street, the property is conveniently located within walking distance of Stoke Newington High Street, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, the beautiful Clissold Park is nearby, providing a lovely green space for leisurely strolls or picnics. For those commuting to the City, Clapton and Rectory Road Stations are easily accessible.

The flat features a spacious reception room that serves as a welcoming area for relaxation and entertainment. There are three well-proportioned bedrooms, a modern three-piece bathroom suite and a fitted kitchen equipped with essential appliances.

Further advantages of this property include double-glazed windows that enhance energy efficiency and noise reduction, as well as gas central heating to ensure warmth during the colder months. An outside area adds to the appeal, providing a private space for outdoor enjoyment.

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New Assured Shorthold

Tenancies Signed on or after 1st June 2019

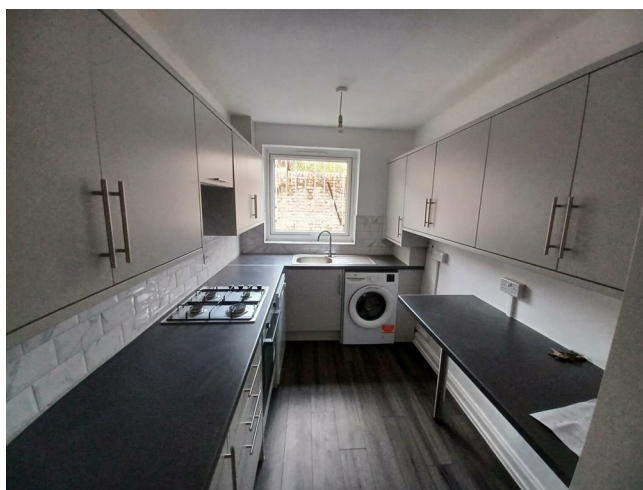
Holding deposit - 1 week's rent

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

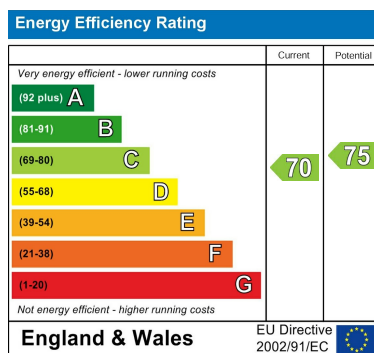
Unpaid rent - 3% above Bank of England base rate from Rent Due Date after 14 days in arrears.

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

## Directions







Council Tax Band C    EPC Rating C



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