



FFF 9 Samson Street | | Plaistow | E13 9EJ

£1,600 PCM



STRETTONS

## Key features

- First Floor Flat
- One Double Bedroom
- Available Now
- Unfurnished
- Appliances Included
- Gas Central Heating And Double Glazing Throughout
- Situated A Short Walk Away From Upton Park Station (District and Hammersmith and City Lines)
- Council Tax Band B
- Recently Refurbished
- EPC Rating D

## Description

Strettons is delighted to present this spacious first-floor flat located on the tranquil Samson Street in Plaistow, London, E13. This charming apartment features a generously sized double bedroom, making it an ideal choice for individuals or couples seeking comfort and convenience in a peaceful residential area.

Upon entering, you will find a well-appointed modern kitchen, complete with free-standing appliances and stylish linoleum flooring, perfect for those who enjoy cooking and entertaining. The separate reception room, also carpeted, provides a welcoming space to relax and unwind after a long day. The bathroom is equipped with a shower and a separate WC, ensuring practicality and ease of use.

This property benefits from gas central heating and double glazing throughout, providing warmth and energy efficiency. The flat is situated in the desirable Upton Village, offering a pleasant community atmosphere while still being within easy reach of local amenities and transport links.

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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)

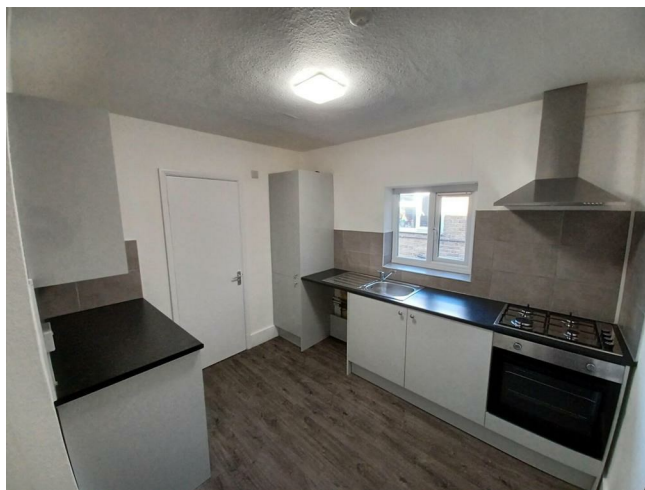
Unpaid rent - 3% above Bank of England base rate from Rent Due Date after 14 days in arrears.

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

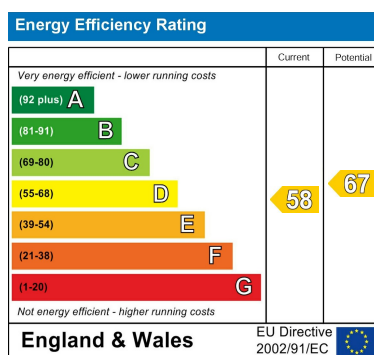
£15/hour (inc. VAT) for extra costs incurred in time taken to replace keys.

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

## Directions







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



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