



## 24 East Central Apartments,

Station Approach | | Walthamstow | E17 9GY

**£1,600 PCM**



**STRETTONS**

## Key features

- Viewing is Highly Recommended
- Walthamstow Central Location
- Sixth Floor Apartment
- Fifth Floor Apartment with Glass Balcony Giving Great Views of the City & Surrounding Areas
- One Double bedroom
- One Double Bedroom
- Communal Roof Garden
- Unfurnished with White Goods
- Cycle Storage Located on the Ground Floor.
- Own Private Glass Balcony

## Description

Strettons Residential is pleased to present an exceptional opportunity to acquire a splendid one-bedroom apartment located on the sixth floor of the East Central Apartments, situated at 4 Station Approach in the vibrant area of Walthamstow, London, E17.

Upon entering the apartment, you will find a spacious double bedroom that provides a peaceful retreat. The heart of the home is the open-plan kitchen and reception area, which boasts elegant Oak wood flooring, creating a warm and inviting atmosphere. This space is perfect for entertaining guests or enjoying a quiet evening in. The reception area seamlessly extends to a south-facing glass balcony.

The property also features a fully fitted bathroom equipped with high-quality Hansgrohe fittings, ensuring a touch of luxury in your daily routine. Additionally, the apartment benefits from parking for one vehicle, a valuable asset in this bustling part of London.

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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.

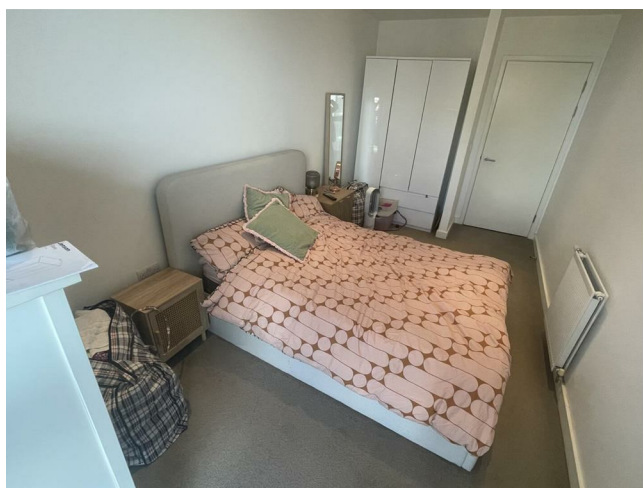
£15/hour (inc. VAT) for extra costs incurred in time taken to replace keys.

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

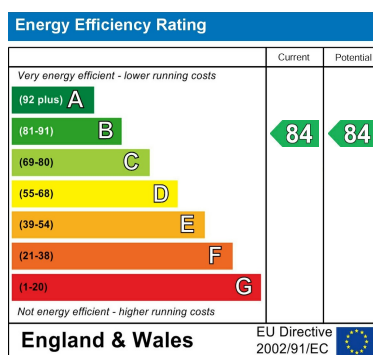
Change of sharer - £50 (inc. VAT) per replacement tenant

Early termination - Landlord's costs in re-letting the property as well as rent due until start

## Directions







Council Tax Band B    EPC Rating B



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