



Sylvan Road, Wanstead

£1,850 Per Month

- Period Conversion
- Modern Fitted Kitchen
- Modern Shower Room
- Open Plan Living Room
- Two Double Bedrooms
- Close to Snaresbrook Station

Sylvan Road, Wanstead

Petty Son & Prestwich are privileged to offer this lower ground floor flat, forming part of an attractive, converted Victorian house, set just off of the high street and within a stone's throw of Snaresbrook Underground Station.

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Council Tax Band: C



This well presented lower ground floor flat forms part of an attractive, converted Victorian house, set just off of the high street and within a stone's throw of everything Wanstead has to offer. Snaresbrook Underground Station is located within just a two minute walk of the property, making it ideal for city commuters.

The pretty exposed brick frontage welcomes you to a gated side access, which leads to the properties rear entrance. The accommodation consists of a spacious L-shaped open plan living room with modern fitted kitchen, offering base and wall cabinets with a full complement of appliances. The living area is ideal to accommodate a small home office. The property also offers two double bedrooms and a modern shower room.

The property includes the additional feature of access to a small patio area to the front of the property. The property has been finished to a high standard throughout with modern neutral décor, gas central heating and double glazing.

A viewing is highly recommended to appreciate all this property has to offer.

Available 15th August / Unfurnished

EPC RATING - C79

COUNCIL TAX BAND - C

HOLDING DEPOSIT 1 WEEK - £426.92

TOTAL DEPOSIT 5 WEEKS - £2134.61

NEW ASSURED SHORTHOLD TENANCIES (ASTs)
SIGNED ON OR AFTER 1 JUNE 2019*

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is

under £50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.