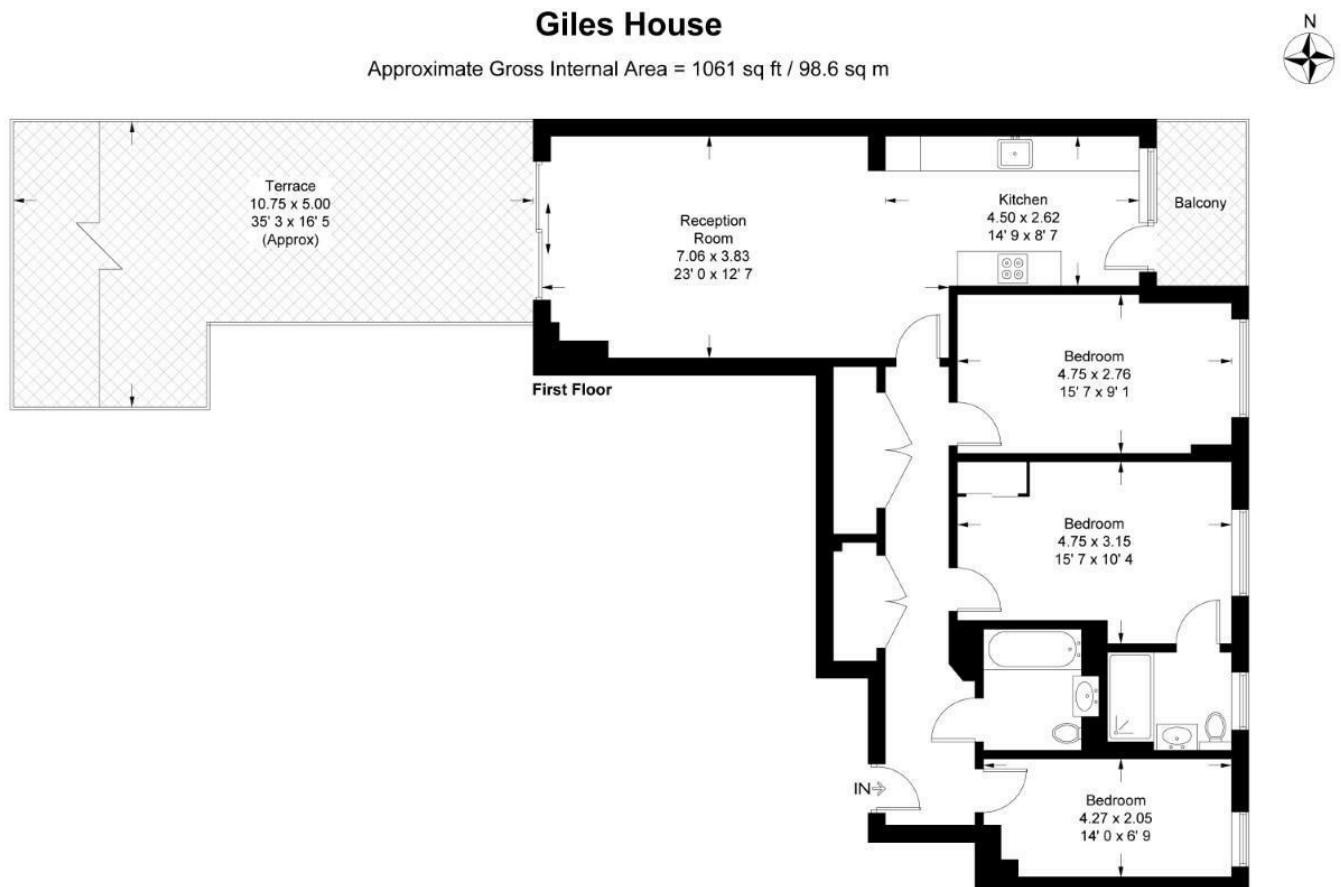




### Giles House

Approximate Gross Internal Area = 1061 sq ft / 98.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

## Giles House, Forrester Way, Stratford

£3,400 PCM

- Large Terrace
- Three Bedrooms
- Residential Gymnasium
- Balcony overlooking communal garden
- Concierge
- 1st Floor

# Giles House, Forrester Way, Stratford

Petty Son & Prestwich are very pleased to offer for rent this stunning, three bedroom apartment positioned in a fantastic development close to Westfield Shopping Centre and the Queen Elizabeth Park. The property is also within walking distance to Stratford underground and overhead station offering excellent transport links.



Council Tax Band: D



This stunning light and airy apartment is located on the 1st floor of Giles House, with a monitored audio and visual door entry system. The block also offers a Concierge Service and Residential Gymnasium.

The apartment benefits from an amazing open planned living space incorporating a fully fitted modern kitchen. The main bedroom benefits from fitted wardrobes and en-suite, with both bathrooms fitted to a very high standard and also has the added benefit of a balcony overlooking beautiful communal gardens and meadows. There is also bike storage situated on site.

Available 11th April 2026

Unfurnished

1 week holding deposit - £784

5 week total deposit - £3923

EPC Rating - B85

Council Tax Band - D

## Reception Room

23'2" x 12'7"

## Kitchen

14'9" x 8'7"

## Bedroom

15'7" x 10'4"

## Bedroom

15'7" x 9'1"

## Bedroom

14' x 6'9"

**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 and 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 Contact (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