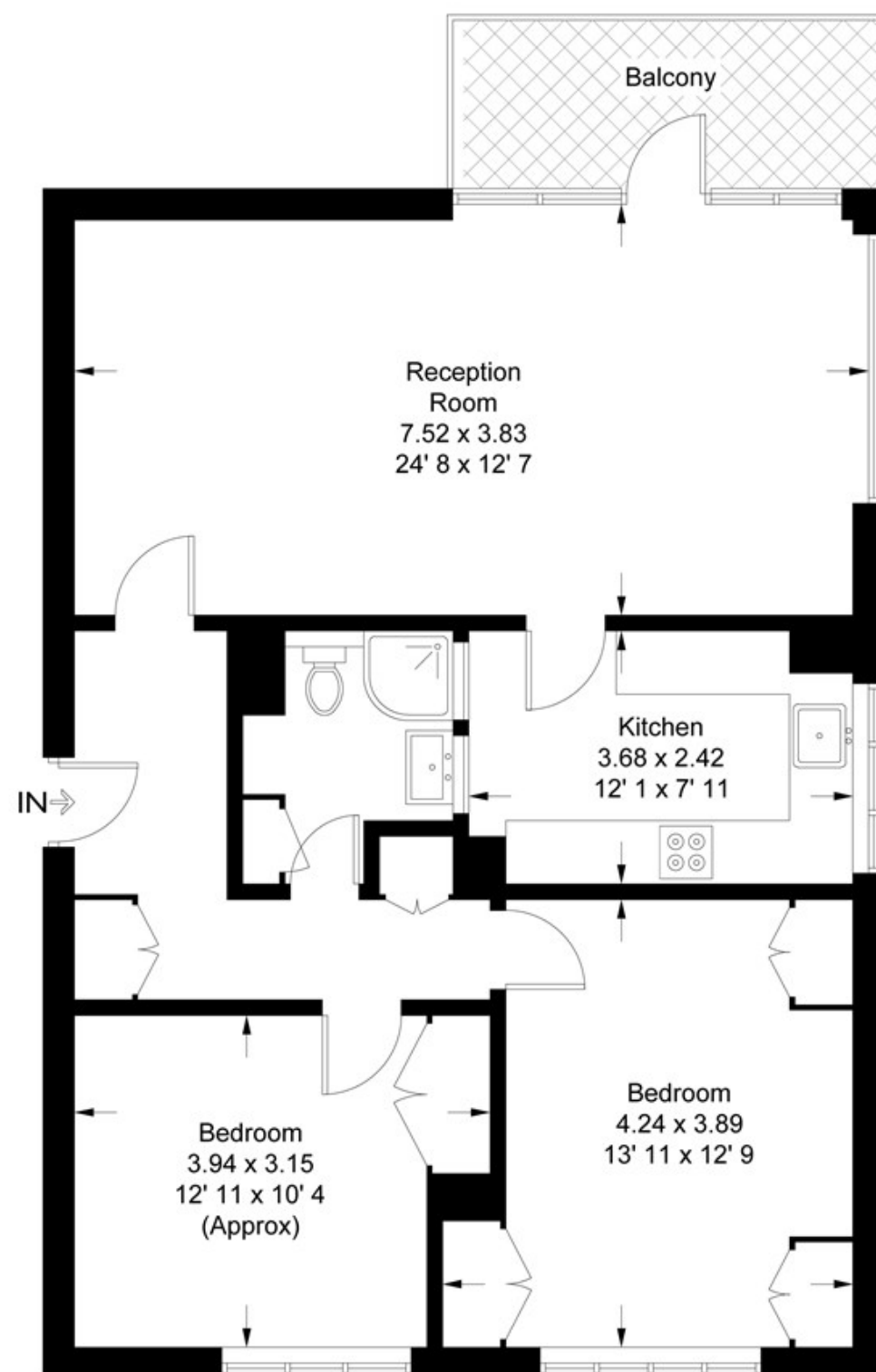


The Hollies

Approximate Gross Internal Area = 863 sq ft / 80.2 sq m



First Floor

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 whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



The Hollies, Wanstead

£2,200 Per Month

- Two double bedrooms
- First floor
- Balcony
- 0.1 miles to Snaresbrook Station
- Modern Fitted Kitchen
- Spacious reception room
- Sought after location
- Communal garden and parking

The Hollies, Wanstead

An extremely spacious first floor, two double bedroom apartment, situated in the iconic ‘Hollies’ development in central Wanstead, a stone’s throw from Snaresbrook Central Line Station.

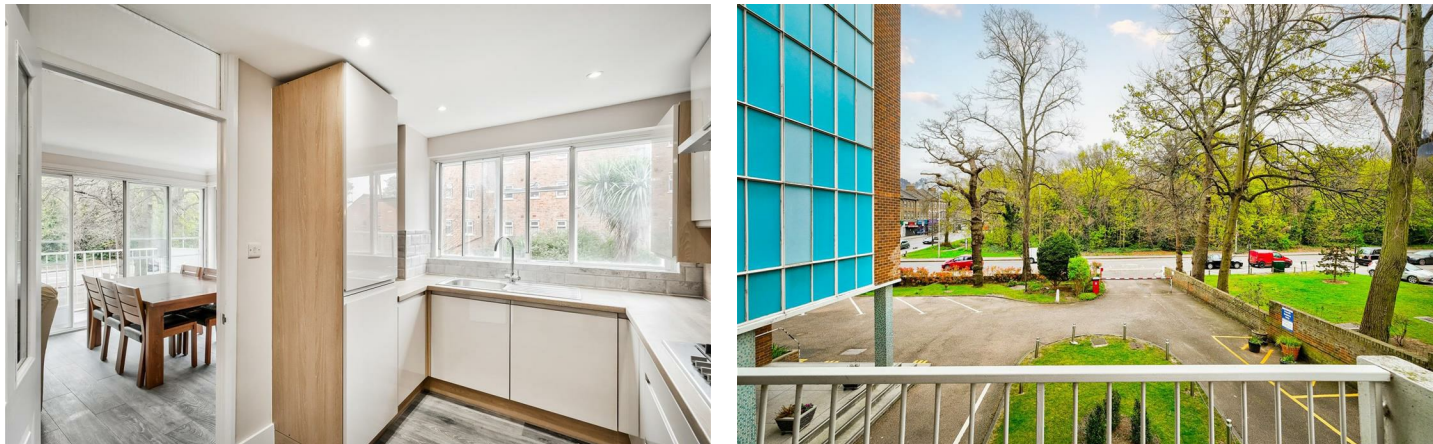
 2

 1

 1

 C

Council Tax Band: D



The development enjoys gated communal and visitors parking, well-tended communal grounds, security entry and lift. Positioned in central Wanstead on the corner of Wanstead High Street and New Wanstead Road, the Hollies is a well known landmark to locals. Upon exiting the development, Wanstead’s popular shops, bars and restaurants can be enjoyed almost immediately, and Snaresbrook (0.1miles) and Wanstead (0.4miles) Central Line Station’s are just a short walk away, making it perfect for those that need quick and easy access to the City.

With gated visitors and communal parking as well as well-tended communal gardens surrounding the development, The Hollies is well catered for in terms of parking and outside space. With all owners owning a share of the freehold, all residents have a direct input into how the building is managed. Currently the development is the process of a series of large-scale improvements, including upgrading the lifts and external security gate and updating the communal hallways.

The apartment is, like all off the apartments within the development, exceedingly light and spacious throughout, offering approximately 850 square feet of living accommodation. The central hallway provides access to two large double bedrooms, the principal of which has fitted wardrobes and plenty of room for a double bed and desk, but both with a generous amount of floor space. The bathroom provides a large walk-in shower and vanity unit with plenty of fitted storage. The accommodation is completed with a spacious and light lounge/diner leading to a balcony with enough space for a table and chairs.

AVAILABLE NOW / PART-FURNISHED

HOLDING DEPOSIT 1 WEEK - £507

TOTAL DEPOSIT 5 WEEKS - £2538.46

EPC RATING- C76

COUNCIL TAX BAND - D

Reception Room
24'8" x 12'7"

Kitchen
12'1" x 7'11"

Bedroom
13'11" x 12'9"

Bedroom
12'11" x 10'4"

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 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.