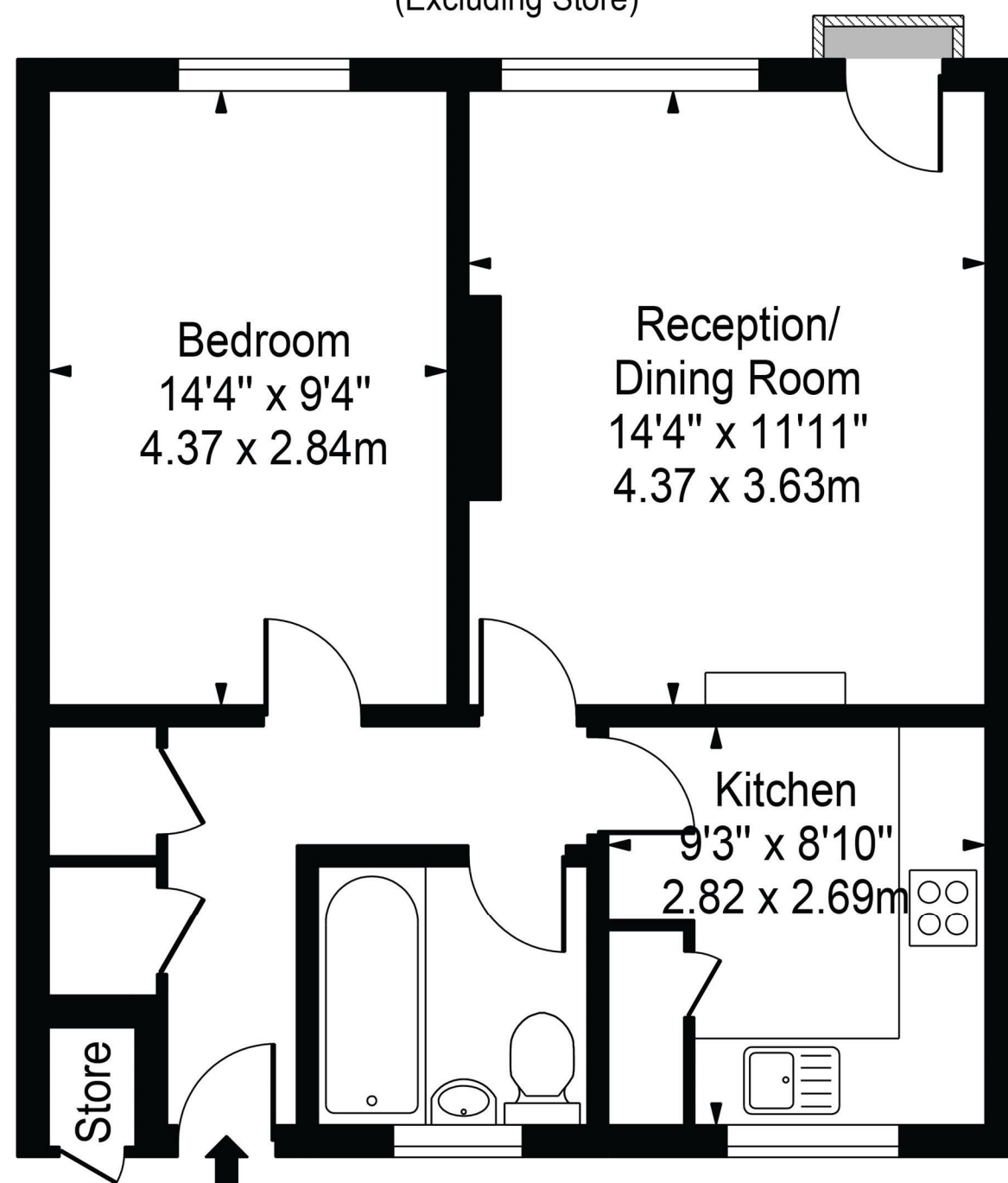


Brading Crescent

Approx. Gross Internal Area 513 Sq Ft - 47.66 Sq M
(Excluding Store)



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Brading Crescent, Wanstead

£1,400 PCM

- One double bedroom first floor apartment
- Located on Brading Crescent
- One bathroom
- Communal gardens
- Close to Wanstead Flats
- One reception room
- Double glazed
- Newly carpeted

Brading Crescent, Wanstead

Nestled just off Wanstead Flats in Brading Crescent, this delightful one-bedroom flat offers a perfect blend of comfort and convenience.

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Council Tax Band: B



Spanning an inviting 513 square feet, the property features a well-proportioned reception room that provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The flat boasts a spacious double bedroom, ensuring a peaceful retreat at the end of the day. The property is situated close to the picturesque Wanstead Flats, where you can enjoy leisurely walks and the beauty of nature right on your doorstep.

For those with a vehicle, the flat includes unrestricted, on street parking, adding to the convenience of urban living. This property is perfect for individuals or couples seeking a tranquil yet accessible location, with local amenities and transport links within walking distance.

Available Now

Part - Furnished

EPC Rating - C71

Council Tax Band - B

1 Week Holding Deposit - £323

5 Week Total Deposit - £1615

Reception Room

14'4" x 11'11"

Kitchen

9'3" x 8'10"

Bedroom

14'4" x 9'4"

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.