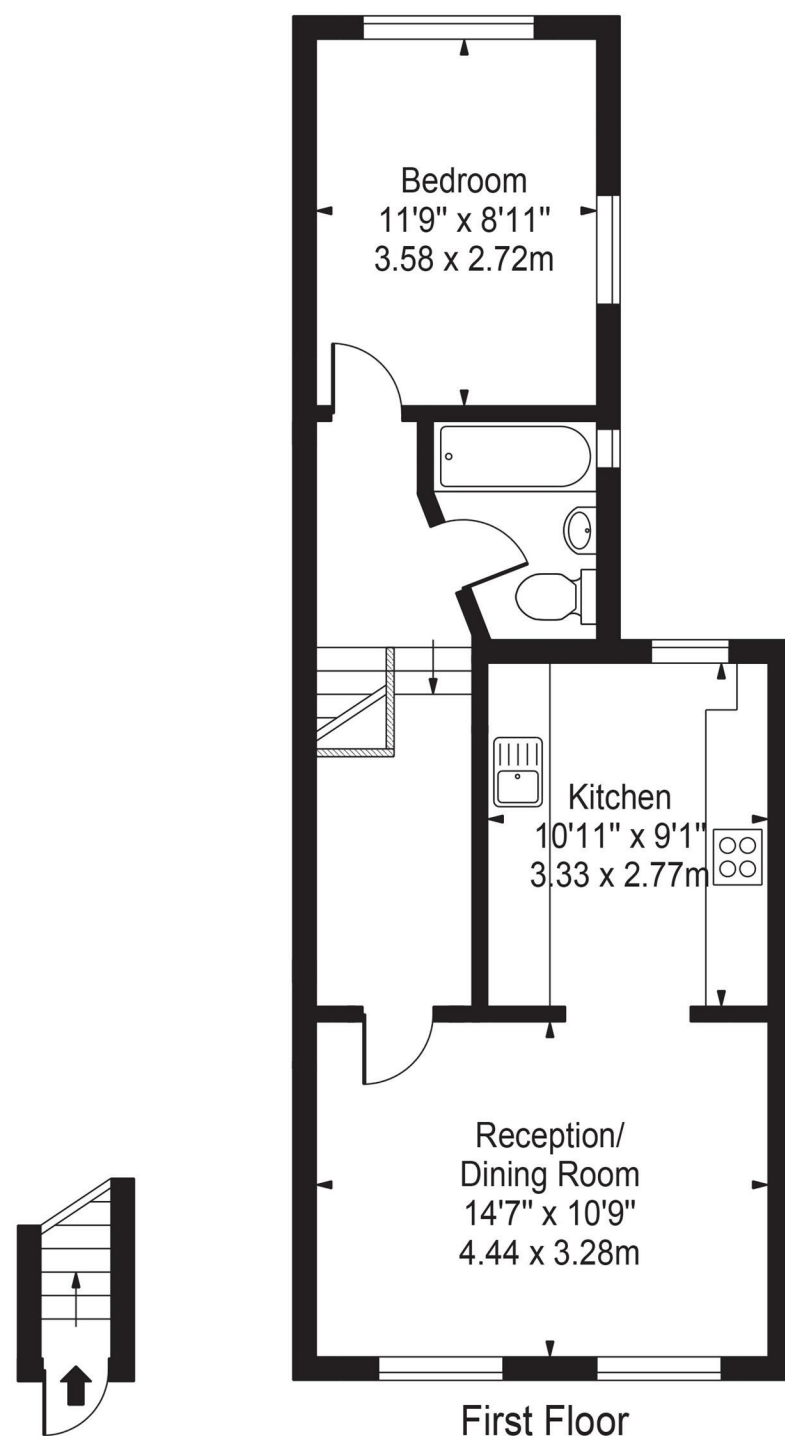


## Westdown Road

Approx. Gross Internal Area 514 Sq Ft - 47.75 Sq M



Ground Floor Entrance

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.



### Westdown Road, Stratford

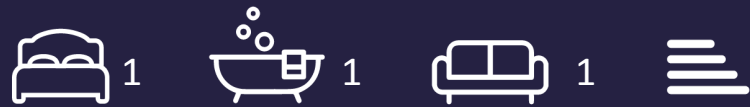
£1,450 Per Calendar Month

- First floor, Victorian Conversion
- First floor
- 0.2 Miles from Leyton Underground Station
- One double bedroom,
- Brand new kitchen and bathroom

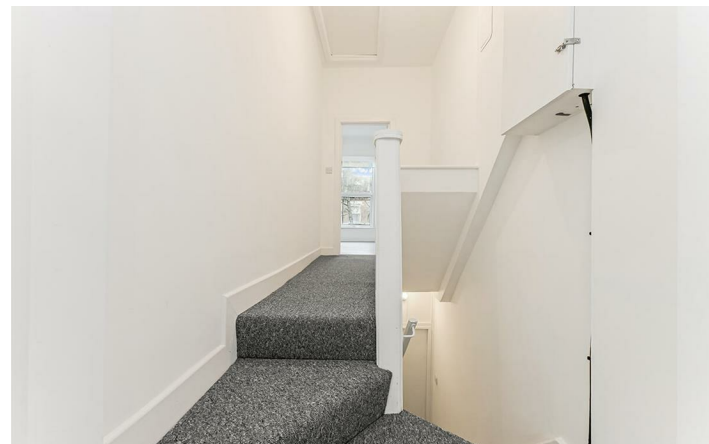


# Westdown Road, Stratford

West down Road is a classic East London street lined with attractive Victorian homes and perfectly positioned for everything Stratford has to offer. Leyton Underground Station is just 0.2 miles away, placing Westfield Shopping Centre within five minutes and Central London in around 20 minutes, making it ideal for commuters and city lovers alike.



Council Tax Band: A



Petty Son & Prestwich are delighted to offer this beautifully refurbished first-floor Victorian conversion, finished to an exceptional standard throughout. The property benefits from a brand-new kitchen, bathroom, and flooring, creating a stylish yet welcoming home. An inviting tiered landing leads into the flat, where crisp white walls and generous proportions enhance the strong sense of space.

The spacious lounge/diner features sleek grey wood-effect flooring and two large windows that flood the room with natural light, creating a bright and airy atmosphere. The accommodation flows seamlessly into the standout kitchen, fitted with high-gloss white units and striking black fittings, offering a contemporary and elegant finish. The large double bedroom enjoys a dual aspect, while the home is completed by a high-spec, modern bathroom finished in fresh white tones.

A superb blend of period charm and modern living, this is a home that truly stands out.

Available now

Unfurnished

EPC Rating: TBC

Council Tax Band: A

1 Week Holding Deposit: £334

5 Week Total Deposit: £1673

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.