



## Whitehall Road, Chingford

£1,575 PCM

- Ground floor apartment
- Allocated parking space
- Two double bedrooms
- Easy reach of Chingford Station

# Whitehall Road, Chingford

Petty Son & Prestwich are delighted to offer this ground floor flat with allocated parking space. Offering spacious living accommodation with lounge/diner, two double bedrooms with fitted wardrobes, kitchen and bathroom.



Council Tax Band: C



Petty Son & Prestwich are delighted to offer this ground floor purpose built flat. Offering spacious living accommodation with lounge/diner, two double bedrooms with fitted wardrobes, kitchen and bathroom.

The property has the added benefit of one allocated parking space and is located within easy reach of Chingford's Main Line Station and popular High Road, offering an abundance of coffee shops, bars and eateries.

AVAILABLE NOW / UNFURNISHED

1 WEEK HOLDING DEPOSIT £363.46

5 WEEKS HOLDING DEPOSIT £1817.30

EPC RATING - C

COUNCIL TAX BAND - C

## HALLWAY

Doors Leading To:  
Fitted Coat Cupboard and Airing/Storage Cupboard.

## LOUNGE/DINER

18'8" x 11'8"  
Large window to front aspect, wall lights and radiator.

## KITCHEN

12'9" x 5'5"  
Window to front aspect, wall and base units, integrated electric oven and hob, extractor fan, washing machine and fridge-freezer

## BEDROOM ONE

13'10" x 10'5"  
Window to front aspect, fitted wardrobes and radiator.

## BEDROOM TWO

13'9" x 7'11"  
Window to front aspect, fitted wardrobe with drawers and radiator.

## BATHROOM

Window to side aspect, White Bathroom Suite, electric shower over bath with shower door and radiator.

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