

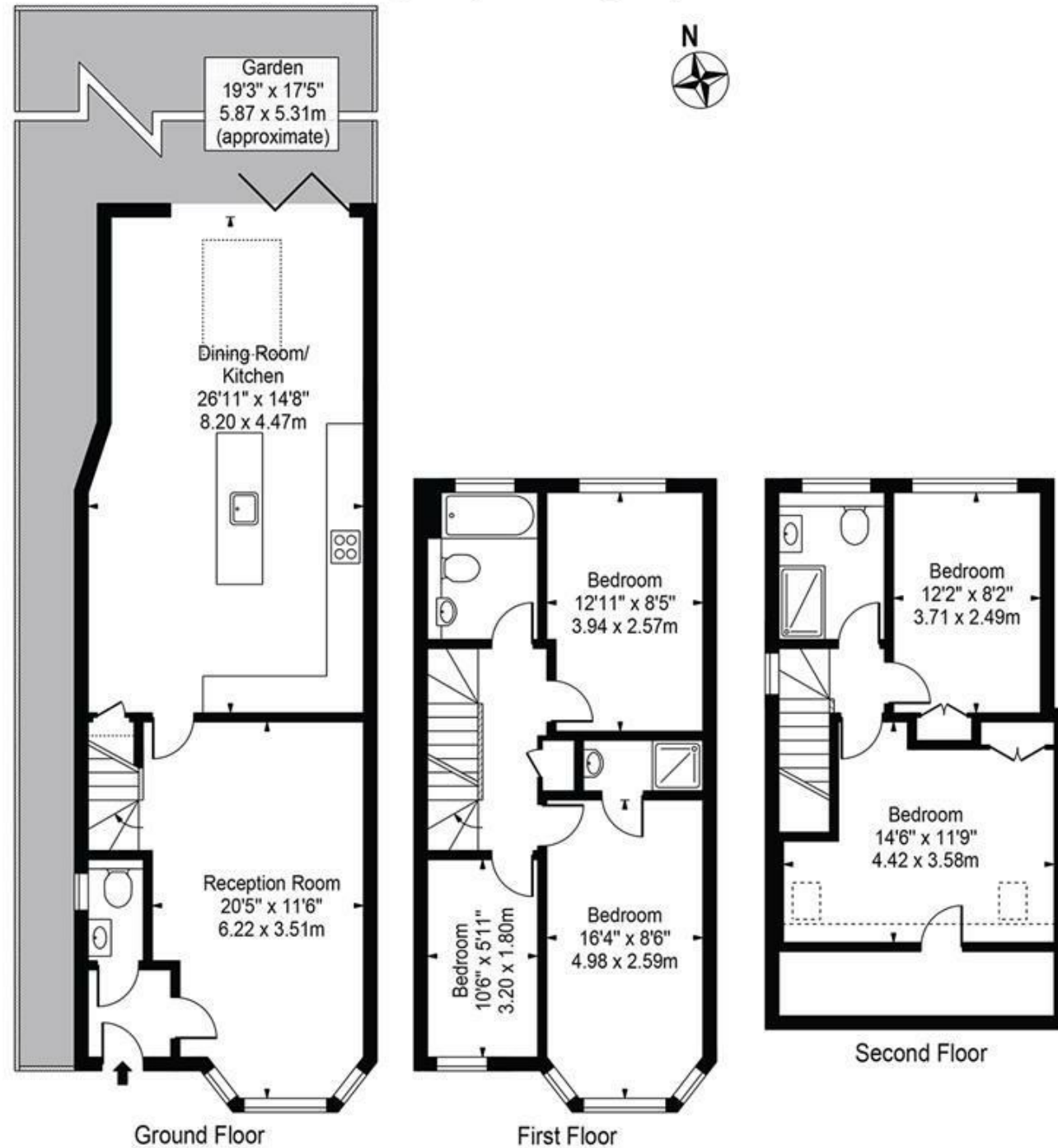
## Elmcroft Avenue

Approx. Total Internal Area 1577 Sq Ft - 146.51 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 1502 Sq Ft - 139.54 Sq M

(Excluding Restricted Height Area)



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.



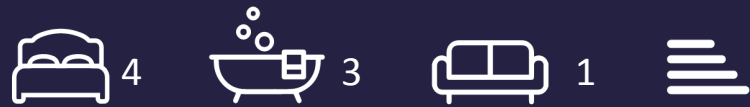
## Elmcroft Avenue, London

£3,000 Per Month

- Extended Family Home
- Bi-Fold Doors to Garden
- Fifth Bedroom / Study Room
- Shower Room & En-Suite
- Easy Access to Wanstead
- Large Kitchen / Dining Room
- Five Bedrooms
- Family Bathroom
- Finished to a High Standard
- Viewing Highly Recommended

# Elmcroft Avenue, London

Petty Son & Prestwich are delighted to offer for rent this impressive five bedroom semi-detached family home, boasting an extended ground floor living space.



Council Tax Band: E



Positioned on Elmcroft Avenue bordering the ever popular Nightingale and Counties Estates in central Wanstead is this superb five bedroom semi-detached house, within a short distance (0.6 miles) of Wanstead High Street and Snaresbrook and Wanstead stations (0.8 miles). The property is within close proximity to Nightingale Primary School (OFSTED Rated Outstanding).

On entry into the property the ground floor offers a large family room featuring an impressive bay window with built in seating area, this room leads onto a stunning separate extended kitchen / dining room which enjoys access to the rear garden via full width Bi-fold doors. The kitchen has been finished to a high standard, with integrated appliances and a large island perfect for those looking to prepare a large meal or simply entertain their family or guests. There is also the benefit of a ground floor WC. The rear garden provides an area laid mainly to lawn with side access and a handy storage shed to the rear of the garden.

To the first floor, there are two double bedrooms, a good size single bedroom / study room, and modern fitted family bathroom. The master bedroom also boasts a fitted wardrobe and an en-suite shower room. There are stairs leading to a second floor, which offers two further double bedrooms and a large modern shower room.

The property has been lovingly finished to a high standard throughout. An internal viewing is strongly recommended to appreciate all that this beautiful family home has to offer.

UNFURNISHED / AVAILABLE 27th JULY

COUNCIL TAX - E  
EPC - D

1 WEEK HOLDING DEPOSIT - £692.30

5 WEEKS TOTAL DEPOSIT - £3461.53

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.