



New Road, London, E4

£1,400pcm

*Hammond
& Smith*

Property Description

AVAILABLE EARLY JULY IS THIS SPACIOUS TWO BEDROOM MASONETTE WITH ITS OWN PRIVATE GARDEN. The property comprises of two double bedrooms, lounge/dining room, modern family bathroom, fully fitted kitchen and a private patio garden. In addition the property offers a parking space to the back of the property and is within walking distance to local amenities, also a 20 minute walk to Higham's Park train station (TFL zone 4) which is a 20 minute journey to London Liverpool St which interchanges with the Victoria line at Walthamstow. The property is available on an UNFURNISHED BASIS.

EPC Rating: D



Key Features

- ✓ AVAILABLE EARLY JULY
- ✓ TWO DOUBLE BEDROOMS
- ✓ PRIVATE GARDEN
- ✓ PARKING SPACE
- ✓ GOOD TRANSPORT LINKS
- ✓ FOREST CLOSE BY
- ✓ OWN FRONT DOOR
- ✓ GAS CENTRAL HEATING



Rooms

Front Door

Entrance Hallway

Lounge/Dining Room

15' 11" x 11' 11" (4.85m x 3.63m)

Kitchen

8' 11" x 8' 10" (2.72m x 2.69m)

Bedroom One

15' 8" x 10' 11" (4.78m x 3.33m)

Bedroom Two

11' 9" x 6' 8" (3.57m x 2.04m)

Family Bathroom

8' 11" x 6' 4" (2.71m x 1.94m)

Rear Garden

TERM

Initial Twelve Month Tenancy is offered although there is potential for longer.

DATE

The Earliest date the property will be available is the 1st July 2022 subject to references.

HOLDING DEPOSIT

The Holding deposit is equal to 1 weeks rent, paid by the prospective tenants to reserve the property. This will only be retained if the prospective tenants or guarantors fail to pass a right to rent check or provide mis leading information, also in the instance where the prospective tenants fail to sign the tenancy within 15 calendar days.

DEPOSIT

The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or above, Protected with the (DPS) Deposit Protection Service.

FURNITURE

The property is available on an UNFURNISHED basis, although there are white goods included.

UTILITY BILLS

All Utility Payments are responsible for the tenants including Tv Licence and Council Tax accounts. Please refer to your AST for further information.

External Areas

Garden





Hammond & Smith

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