DURDEN & HUNT
INTERNATIONAL

Cannock Court, Hawker Place, Walthamstow E17

£1,450 Per Month

- Excellent Transport Links
- Open Plan Living, Kitchen And Dining Room
- Great Location
- Well Maintained Communal Gardens
- Third Floor Apartment
- Contemporary Shower Room

1 High Street, Wanstead, E11 2AA
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https://www.durdenandhunt.co.uk/

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Council Tax Band: B

Located in the vibrant and well connected Walthamstow area, this third floor studio apartment could be ideal for professionals or young couples.

The one bedroom property boasts an open plan living, dining and kitchen area, with views overlooking London.

The comfortable double bedroom, ideal for relaxing after a long day, is served by a contemporary family shower room.

Situated within a contemporary development, the property benefits from well maintained communal areas, concierge service, a gym and gated off road parking.

Ideally located for a wealth of local amenities, such as shops, cafes and leisure centres. The A406 and A504 serve as excellent road connectivity, whilst Wood Street Station's Weaver line provides links to Central London. Hollow Pond and Lloyd Park offer green space, ideal for outdoor recreation and relaxation.

Contact Durden & Hunt for a viewing!

Please note that some images have been staged using CGI.

Lettings Disclaimer

If you wish to rent a property please contact us to arrange a viewing. Once viewed, if you wish to rent the property we will require you to complete an application form. The application form will then be submitted to the landlord. If the landlord decides to agree to your offer, you will be required to pay a one weeks holding deposit, once that is paid we will start referencing. Once referencing is complete, and prior to moving in, you will be required to pay a total of 5 weeks security deposit and one months rent in advance (your one week holding deposit paid earlier to secure the property, will be deducted from the total balance needed to pay). Please note, you may be required to pay more rent upfront, if you decide to make that part of your offer, i.e if you decide to offer the landlord a year upfront then this will be need to be paid before moving in.

Properties are taken as seen, unless you make specific requests in your application form on the conditions section that the landlord agrees to.

In order to pass references, working tenants must be earning 30 x monthly rent per annum BEFORE any stoppages. Guarantors must be earning 36 x monthly rent per annum BEFORE any stoppages. Additional methods such as paying rent upfront for the duration of the tenancy can be considered. Immigration checks may be required to be undertaken by the Agent / Landlord on any or all occupants to comply with the Immigration Act 2014.

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. Rent under £50,000 per year)
Five weeks' rent.
This covers damages or defaults on the part of the tenant during the tenancy.

During Tenancy
Payments to other third parties: such as Council Tax, utilities or payments for communication services. Unless otherwise stated then the tenant are responsible for bills related to the property such as council tax, gas , electric, water.

Please note, the information above is supplied as a general guide to assist you, but is subject to change.

Consumer Protection from Unfair Trading Regulations 2008.Misrepresentations Act 1967. Property Misdescriptions Act 1991. These details are prepared as a general guide only and should not be replied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.

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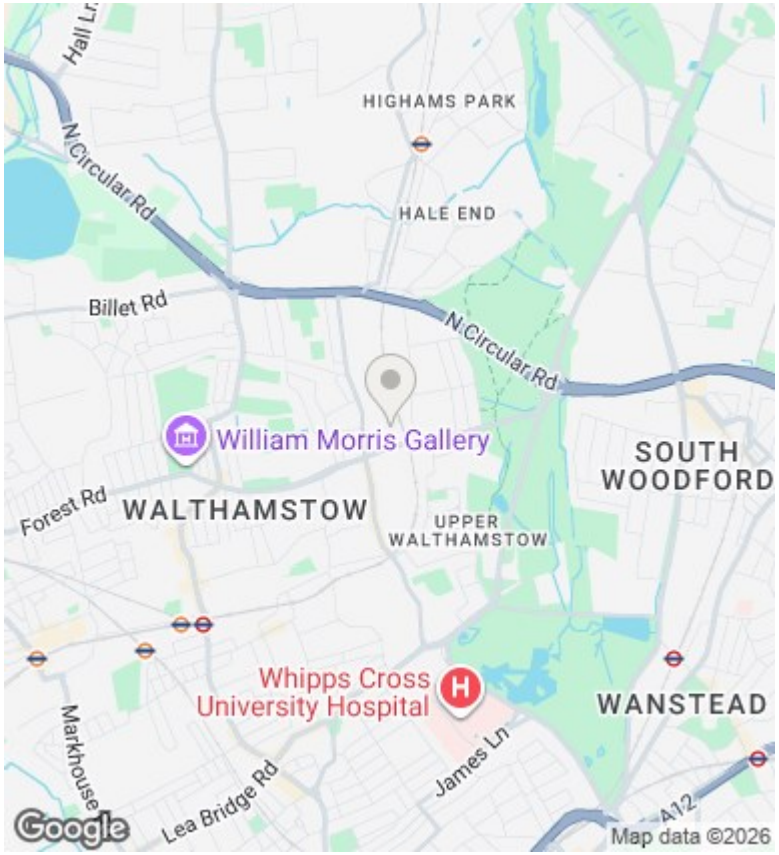
Cannock Court,
Hawker Place

Approx. Gross Internal Area 380 Sq Ft - 35.26 Sq M

Third 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.

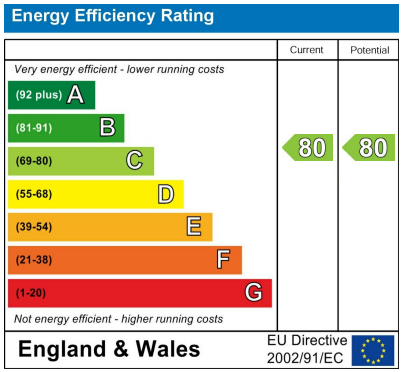


Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

Council Tax Band

B



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