

DURDEN & HUNT

INTERNATIONAL



Mansfield Road, Wanstead E11

£3,500 Per Month

- Desirable Location
- Ideally Located For Local Amenities
- Downstairs WC
- Vibrant Local High Street
- Ideally Located For Wanstead Central Line
- Spacious Living Room
- Four Bedrooms
- Low Maintenance Garden
- Modern Galley Style Kitchen
- Two Stylish Family Bathrooms

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Desirable Location - Ideally Located For Wanstead Central Line - Low Maintenance Garden - Ideally Located For Local Amenities - Spacious Living Room - Modern Galley Style Kitchen - Downstairs WC - Four Bedrooms - Two Stylish Family Bathrooms - Vibrant Local High Street



Council Tax Band: D



Ideally located for access to the Wanstead Central Line, this charming and versatile home offers the perfect blend of comfort, style, and convenience.

The ground floor welcomes you with a spacious, light filled living room, flowing seamlessly into a sleek, modern galley style kitchen, perfect for cooking and preparing meals. A handy downstairs WC adds practical convenience.

Upstairs, the first floor boasts two generously sized bedrooms alongside a contemporary family bathroom, thoughtfully designed with both a bath and a separate shower for busy mornings. The second floor continues to impress with two further bedrooms, a stylish shower room, and clever eaves storage, providing both functionality and privacy for family life.

Outside, the property benefits from a low maintenance patio garden, an ideal spot to unwind, entertain, or enjoy a quiet morning coffee.

Ideally located for Wanstead High Street, which is abuzz with an array of bars, restaurants, shops, local amenities, and schools. For outdoor enthusiasts, green spaces such as the historic Wanstead Park and Leyton Flats, offer scenic walking trails and lush open green spaces. For commuters it offers easy access for both Wanstead and Snaresbrook's Central Line stations directly to the city, and the A12 and A406.

Contact Durden & Hunt for a viewing!

Council Band D Redbridge

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.

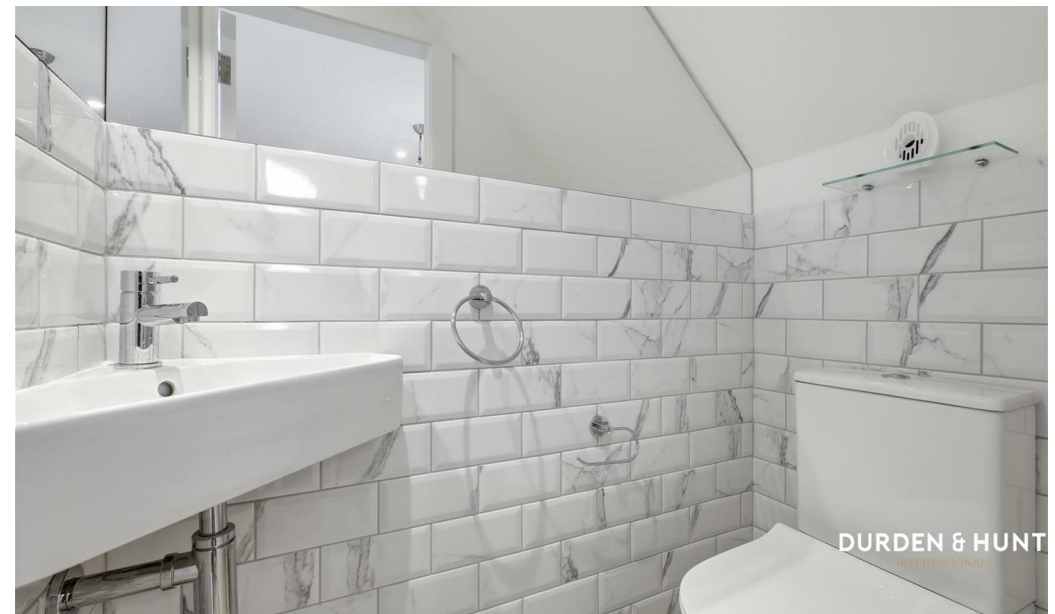
During Tenancy

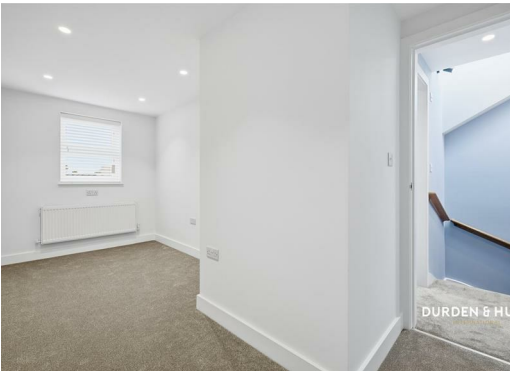
Payments to other third parties: such as Council Tax, utilities or payments for communication services. Unless otherwise stated then the tenant are responsible for bills related to the property such as council tax, gas , electric,

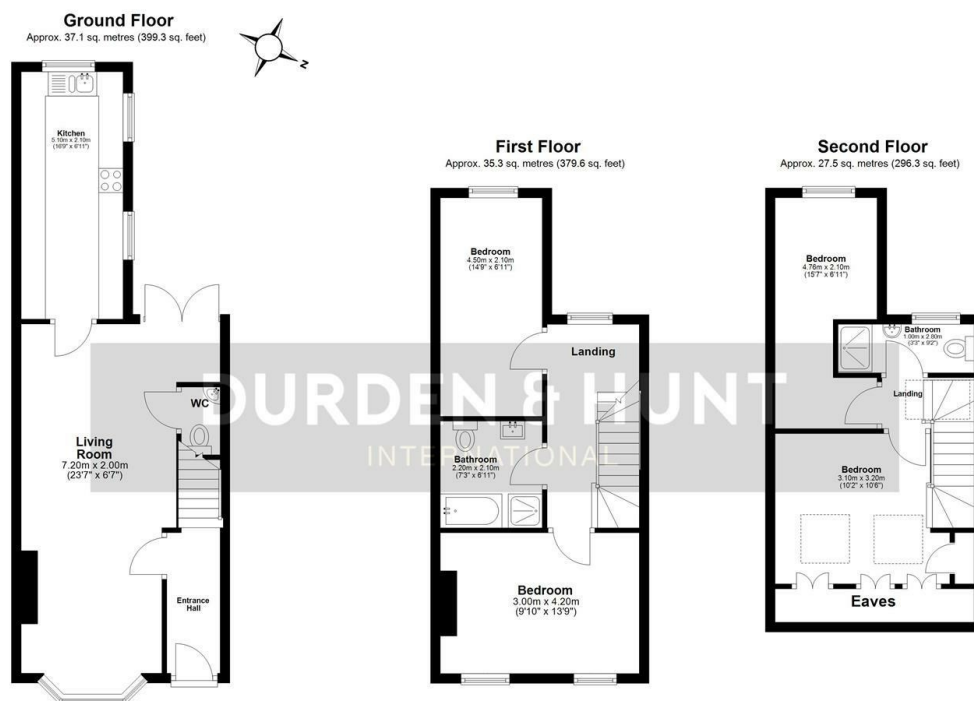
water.

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 relied 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.





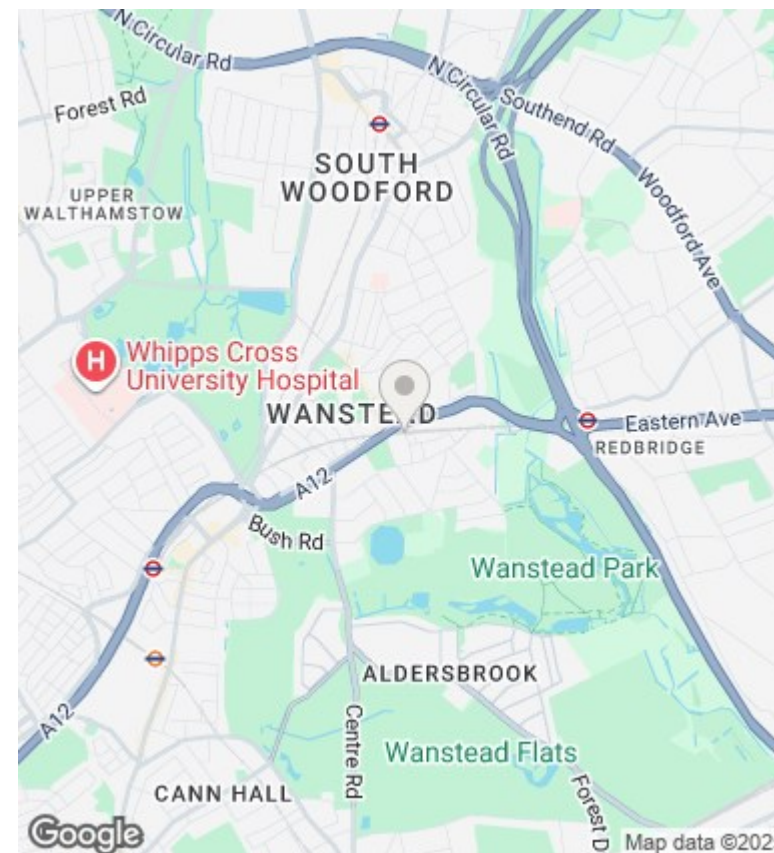


Total area: approx. 99.9 sq. metres (1075.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Mansfield Road



Viewings

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

Council Tax Band

D

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |