



**1 Bed  
Apartment  
located in Wanstead**

7a Hollybush Hill  
Wanstead  
London  
E11 1PP



1



1



1



1

£1,500 Per Month

Sincere Lettings are pleased to offer this lovely 1 bedroom first floor flat in Wanstead E11.

- Newly refurbished
- Separate Living Room
- Separate Kitchen
- Shared Garden

The property is located a 15 minute walk to Snaresbrook, Wanstead and Leytonstone Station and local amenities. The property is available now taken unfurnished.

EPC rating : D

\*Tenant Fees\*

Rent: As stated

Holding Deposit: 1 week's rent

Tenancy Deposit: 5 weeks' rent (capped at £50,000 annual rent)

Changes to the tenancy requested by the tenant: £50 (or reasonable costs incurred)







**7a Hollybush Hill, Wanstead, London, E11 1PP**

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

## DIRECTIONS

## CONTACT

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