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**STRUTT & PARKER**



## 240 Upton Lane London E7 9NP

We are pleased to offer this newly refurbished 3 bedroom, semi-detached house with front and rear private garden to let on Upton Lane, E7. The property is located adjacent to West Ham Park. The house is approximately 1.3 miles east of Westfield Shopping Centre and Stratford Station (National Rail, Central Line, Jubilee, Overground and DLR) 1.1 miles north of Plaistow Station (District Line) and 0.7 miles south of Forest Gate National Rail Station.

### ATTENTION

This property benefits from:  
adjacent to a wonderful public park,  
private gardens front and rear,  
pet friendly subject to Landlord's approval and  
no additional tenant charges

**To be let : Unfurnished  
£1,750 - Per Month**

**Tel: 01245 258201**  
Covall Hall,  
Chelmsford CM1 2QF  
[chelmsford@struttandparker.com](mailto:chelmsford@struttandparker.com)

**The Property**

The property benefits from its fantastic location adjoining 77 acres of public open space, recreational and playground areas. The property is fully double glazed, having laminate wood flooring or carpet, and having gas central heating throughout. The premises is fully alarmed and has an operable panic button, Loft storage, blinds, curtains or rails ready for curtains and a two car driveway. It also benefits from a private front and rear garden.

The property has access from the front to rear by way of an independent side gate, at the rear you have a small potting shed with fitted work bench, outside WC - a historic feature and a store with a covered lean-to.

The demise is suitable for a family or working professionals alike. Viewing is highly recommended.

**Reception 1** 137.4 Sq. Ft. (12.7 Sq. M.)**Reception 2** 142.6 Sq. Ft. (13.2 Sq. M.)**Kitchen** 71.8 Sq. Ft. (6.6 Sq. M.)**Conservatory** 93.6 Sq. Ft. (8.6 Sq. M)**Bedroom 1** 143.3 Sq. Ft (13.3 Sq. M)**Bedroom 2** 142.5 Sq. Ft. (13.2 Sq. M.)  
With built in cupboards.**Bedroom 3** 60.9Sq. Ft. (5.6 Sq. M)

**Bathroom**

With bath/power shower and separate WC.

**Outside****Parking**

Driveway parking for up to two cars.

**Council Tax**

Band D

**Gas Central Heating****Double Glazing****Viewing**

Strictly by appointment with the Landlord's agents, Strutt & Parker LLP on 01245 254688. Strettons will be undertaking viewings.

**Charges & Deposit**

Deposit £ two months' rent Pet Deposit (dog) £400 per dog (up to two dogs) Pet Deposit (cat) £200 per cat (up to four cats) \* there are limits to the number of animals you can have per property - this is the Landlord's discretion. All advertised prices are exclusive of utility and other associated services 2% charge for payment by credit card. The Landlord is paying for tenant reference and the tenancy agreement administration which is reflected within the rent.

**Terms**

General - The Landlord will be responsible for the structural repairs. The Tenant will be responsible for all out goings, including water, electricity, gas, telephone and council tax. Insurance - The Landlord will insure the property. The Tenant must take out appropriate contents insurance to cover his/her own property and liability. All tenancies are subject to the receipt of satisfactory references. Strutt and Parker reserve the right to decline any application on whatever grounds. The first rent instalment and deposit amount will be required in cleared funds at the start of the agreement.

**EPC**

The EPC is being prepared and will be available in due course.

**Important notice**

Strutt & Parker for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. These lettings particulars have been prepared in good faith to give a broad description of the property.
2. Please note that we have not carried out a survey of the property, nor have we tested any of the services or appliances, but have relied only upon our own brief inspection and upon information supplied to us by the landlord.
3. The description, including photographs, of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory.
4. Floor plans, measurements, areas and distances are intended to be approximate only and should not be relied upon for the purpose of fitting furniture etc.
5. Photographs are not necessarily comprehensive or current, and no assumption should be made that any contents shown in them are included in the letting of the property.
6. No representation or warranty is given as to the title of the property or as to the existence or otherwise of any planning consent, building regulation approval or other statutory or regulatory permission.
7. Prospective tenants should note that offers are subject to status, references and a comprehensive agency agreement.
8. The stated rent may not include all services, amenities or outgoings generally that may, by necessity or choice, be associated with the property.
9. If there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us, especially before you travel to view the property.