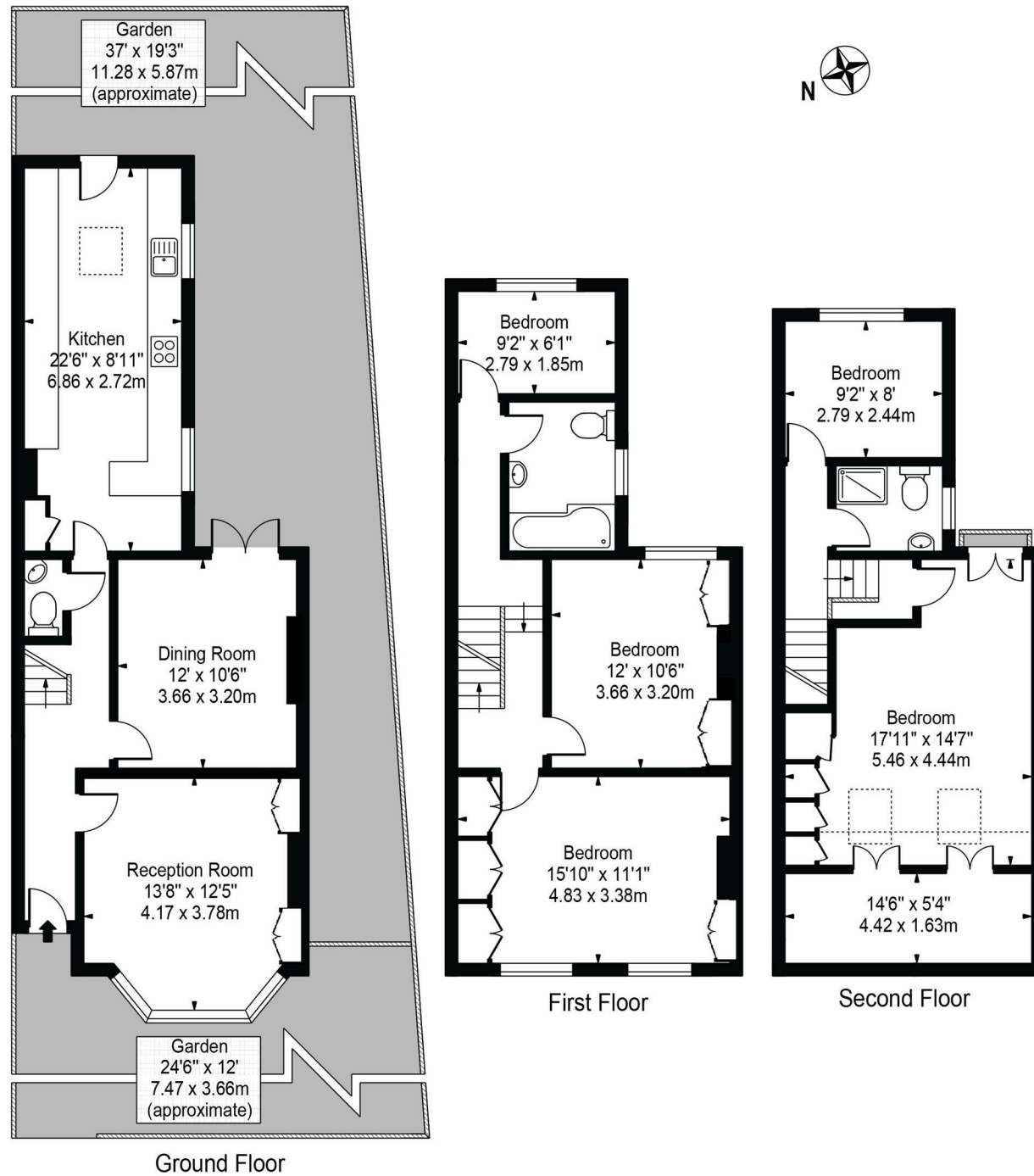


# Wellington Road

Approx. Total Internal Area 1605 Sq Ft - 149.11 Sq M  
(Including Restricted Height Area)

Approx. Gross Internal Area 1493 Sq Ft - 138.70 Sq M  
(Excluding Restricted Height Area)



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.



## Wellington Road, Wanstead

£3,600 PCM

- Semi detached period cottage
- Five bedrooms
- Two formal reception rooms
- Family bathroom and additional shower room
- Resident permit parking
- Superb central Wanstead location
- Side access and landscaped rear garden
- Extended kitchen/breakfast room
- Ground floor W.C
- Beautiful presentation throughout

# Wellington Road, Wanstead

Positioned on the highly sought-after and characterful Wellington Road in the heart of Wanstead Village, Petty Son & Prestwich are delighted to present this elegant five-bedroom semi-detached residence to the rental market.



Council Tax Band: F



Perfectly located, the property is within a short stroll of both Wanstead and Snaresbrook Underground Stations (approximately 0.2 and 0.5 miles respectively), while Wanstead High Street is just moments away (0.1 miles). Here you'll find an excellent selection of independent boutiques, cafés, restaurants and green open spaces, alongside a number of highly regarded nurseries and schools, making this an exceptional setting for both families and professionals.

This attractive period home offers beautifully presented accommodation throughout, blending character features with well-considered modern living. The ground floor comprises two elegant reception rooms, ideal for both formal entertaining and relaxed family living. The rear reception room enjoys direct access to the landscaped easterly-facing garden via double doors, creating a seamless connection between indoor and outdoor space.

To the rear, the home has been thoughtfully extended to provide an impressive 22'6 kitchen/breakfast room. Designed with both functionality and style in mind, cabinetry runs along both walls, culminating in a peninsular island that subtly defines the kitchen from the dining area. A further door provides additional access to the garden, while a conveniently positioned ground floor W.C. off the hallway completes the ground floor accommodation.

The first floor hosts three well-proportioned bedrooms, including two generous doubles, both benefitting from built-in storage. The principal of the two features three sets of integrated double wardrobes, while a third single bedroom offers flexibility for family, guests or a home office. A contemporary family bathroom with an L-shaped bath completes this level.

The second floor provides two additional bedrooms and a further bathroom. The larger of the two bedrooms is particularly impressive, featuring a Juliette balcony and bespoke fitted furniture including wardrobes, drawers and integrated desk space, creating a refined and practical suite.

Externally, the landscaped rear garden offers a tranquil and well-balanced outdoor setting, with a paved patio leading to a central lawn framed by mature flower beds. A shed and dedicated bike store provide useful storage, while side access offers practical convenience for bicycles and garden maintenance.

Available 1st April 2026

Unfurnished

EPC Rating: D65

Council Tax Band: F

1 Week Holding Deposit: £830

5 Week Total Deposit: £4153

**Reception Room**

13'8" x 12'5"

**Dining Room**

12' x 10'6"

**Kitchen**

22'6" x 8'11"

**Bedroom**

15'10" x 11'1"

**Bedroom**

12' x 10'6"

**Bedroom**

9'2" x 6'1"

**Bedroom**

17'11" x 14'7"

**Bedroom**

9'2" x 8'

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019\*

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

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contact (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.