

## Blake Hall Crescent

Approximate Gross Internal Area = 2474 sq ft / 229.8 sq m  
(Excluding Reduced Headroom / Eaves Storage)  
Reduced Headroom / Eaves Storage = 270 sq ft / 25.1 sq m  
Total = 2744 sq ft / 254.9 sq m



= Reduced headroom below 1.5m / 5'0



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Blake Hall Crescent, Wanstead

£4,000 PCM

- Large, five bedroom, semi-detached house
- Three reception rooms and kitchen/diner
- Sought after Lake House Conservation area
- Double glazing & central heating
- Generous basement
- 2,474 Square foot of living space
- Large, South/Westerly garden with gated side access
- Two bathrooms and ground floor W.C
- Newly decorated
- Driveway and on street permit parking

# Blake Hall Crescent, Wanstead

Petty Son & Prestwich are pleased to offer for rental this newly decorated bright and spacious semi-detached four/five bedroom family home with double-glazing, gas central heating and newly laid carpets throughout.



Council Tax Band: F



This Victorian period property offers a fantastic layout with an abundance of original features, three charming reception rooms, a kitchen/diner incorporating fitted appliances and a basement. In addition there is a ground floor WC and utility cupboard which houses the gas boiler.

The first floor offers four good proportioned sized bedrooms and a family bathroom, the main bedroom benefits from an en-suite bathroom. The stairs lead to the fifth bedroom in the loft. To the exterior of the property there is off-street parking for three vehicles with a south facing back garden.

The location is positioned well for excellent transport links including Manor Park mainline station which is also serviced by the Queen Elizabeth Line and Wanstead Central Line Underground station. The local schools nearby are Alderbrook primary school and Wanstead High. Within a short stroll are the beautiful open green spaces of Wanstead Park

Available 10th January 2026

Unfurnished

Council Tax Band: F

EPC Rating: D58

1 Week Holding Deposit: £923

5 Week total Deposit: £4615

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 and 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