



## Empress Avenue, Aldersbrook

£2,700 PCM

- Terraced Edwardian home
- Kitchen/diner
- Well presented throughout
- Permit parking
- Three reception rooms
- Large garden
- Part furnished

# Empress Avenue, Aldersbrook

Petty Son & Prestwich are pleased to offer for let this three bedroom, well presented Edwardian terraced home, boasting three receptions, kitchen/diner and large garden, in the desirable Aldersbrook conservation area.



Council Tax Band: E



Situated in the highly sought after Aldersbrook Estate, this stunning three bedroom Edwardian terraced home benefits from being within the catchment of Aldersbrook Primary school, which recently received an outstanding Ofsted report. The location also benefits from excellent transport links, including Manor Park mainline, Wanstead tube station and the much anticipated Cross-Rail due to open in 2019. Located in the heart of the Conservation Area, this property is just a few minutes' walk from the idyllic Wanstead Park, which offers stunning woodland views with its ornamental lakes, country walks and easy access through to Central Wanstead and Wanstead flats offering wide open spaces for runners, dog walkers and children to play. From the exterior this picturesque family home retains its exposed brick façade, and internally there are still many original features which complement the high ceilings and large windows so typical of an Edwardian home.

To the ground floor there are three good sized reception rooms, including a conservatory overlooking the garden and a good sized, modern kitchen/diner with a range of integrated appliances. The first floor enjoys a large family bathroom, and three bedrooms, two of which are good sized doubles. To the rear there is a spacious garden mainly laid to lawn with a patio area and handy outbuilding to the rear. There is on road permit parking to the front of the property.

Available 7th March 2026

Part-Furnished

EPC Rating: D57

Council Tax Band: E

1 Week Holding Deposit: £484

5 Week Total Deposit: £2423

**Reception Room**

15'7" x 12'5"

**Reception Room**

12'4" x 10'0"

**Kitchen/Diner**

18'10" x 10'11"

**Bedroom**

15'6" x 12'5"

**Bedroom**

12'5" x 10'7"

**Bedroom**

8'7" x 6'3"

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 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