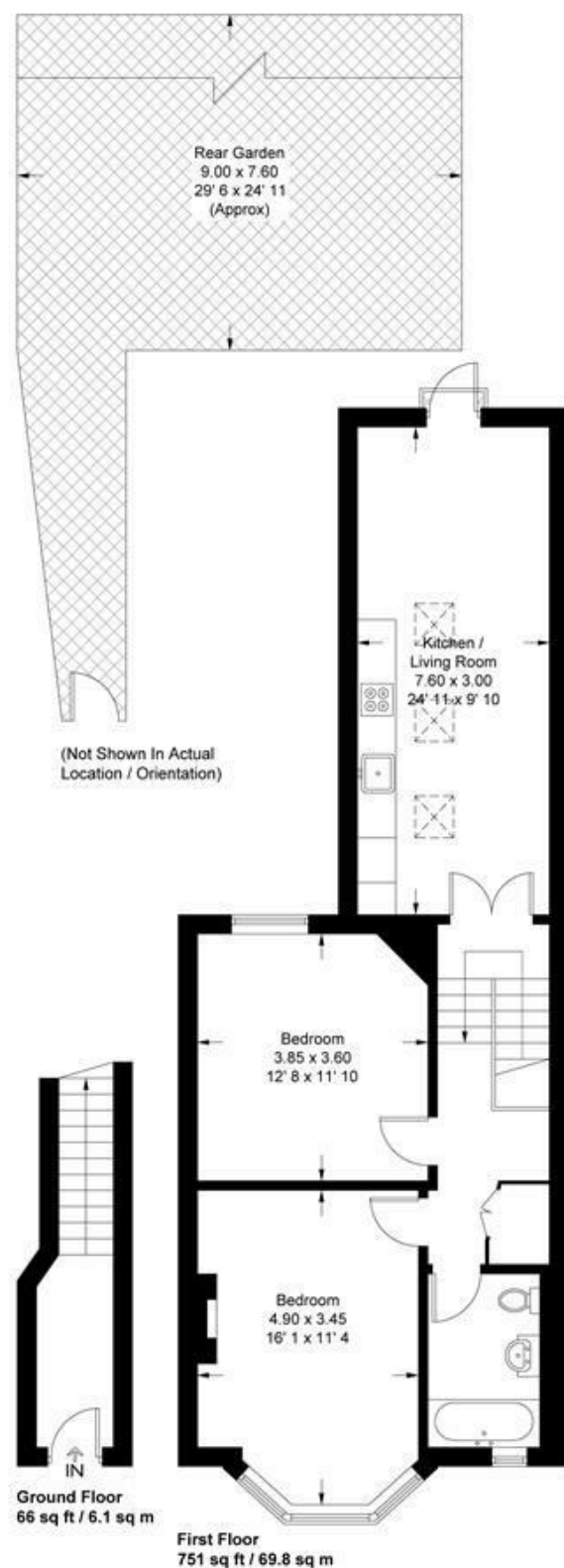


## Lonsdale Road

Approximate Gross Internal Area = 817 sq ft / 75.9 sq m



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.



## Lonsdale Road, Wanstead

£2,400 Per Month

- Stunning First Floor Conversion
- Period Features Throughout
- Juliet Balcony
- Spacious Accommodation
- Private Rear Garden
- Close to Local Amenities

# Lonsdale Road, Wanstead

Petty Son & Prestwich are pleased to offer for rent this stunning two bedroom flat with access to own garden, occupying the first floor of this refurbished period property, located within walking distance of the areas many amenities.

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Council Tax Band: C



Discover refined living in this meticulously refurbished two-bedroom flat, ideally situated in Lonsdale Road, Wanstead, E11 2PH. Ascend to the first floor and be greeted by a stylish entrance at the front, setting the tone for sophistication and charm. Relish the outdoors with your very own section of the rear garden, accessible directly from the comfort of your abode. Revel in the beauty of newly installed double glazed sash windows and underfloor heating for the kitchen, bathroom and hallway, enhancing both aesthetics and energy efficiency. The heart of the home beckons with a newly fitted luxurious kitchen, complemented by wood laminate flooring that extends seamlessly into the living room, finishing at the Juliet balcony which overlooked the rear gardens. With two well-appointed bedrooms and a contemporary bathroom, this residence offers the epitome of modern living in a sought-after location. Experience the convenience of local amenities and transport options, with Wanstead and Leytonstone shops, restaurants, and bars just moments away. Enjoy easy access into London via the nearby Central Line stations, while green spaces and Epping Forest provide opportunities for outdoor adventures and relaxation.

Available 14th February 2026

Unfurnished

EPC Rating: C72

Council Tax Band: B

1 Week Holding Deposit: £553

5 Week Total Deposit: £2769

**Reception Room/ Kitchen**  
24'11" x 9'10"

**Bedroom**  
16'1" x 11'4"

**Bedroom**  
12'8" x 11'10"

**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.