



Browning Road, Leytonstone

£2,000 PCM

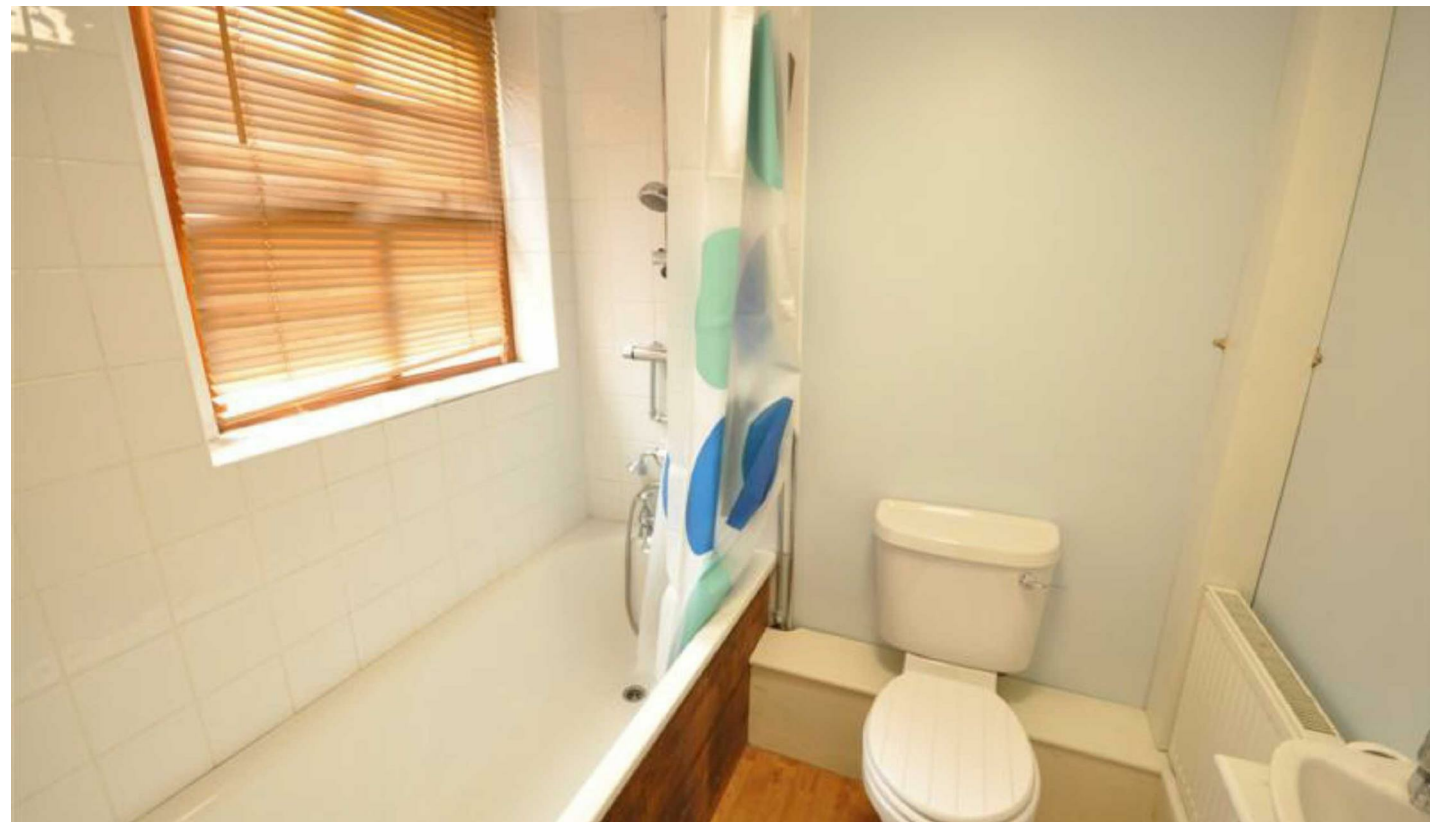
- Two bedroom end of terrace cottage
- Large rear garden
- Seven minute walk to Leytonstone Central Line Station
- Browning Road Conservation Area
- Close to all local amenities

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Petty Son & Prestwich offer for rental this two bedroom, end of terrace Victorian cottage which is situated in a quiet turning within the Browning Road Conservation Area within a minutes walk of Leytonstone High Road and seven minutes (0.4 miles) of Leytonstone Central Line Station.



Council Tax Band: C



Close to Leytonstone High Street and Central Line Station, this two bedroom cottage is well placed for commuters and equally well placed for families, being within a shot walk of a number of primary schools, nurseries and Epping Forest land where you can enjoy long walks or bike rides of an evening or weekend.

The property benefits from A fitted kitchen which opens out onto a large garden to the rear and open/plan living/dining room. There is a further ground floor bathroom and two bedrooms to the first floor.

Available 6th June 2026

Unfurnished

Council Tax Band - C

EPC Rating - D60

1 Week Holding Deposit - £461.53

5 Week Total Deposit - £2307.69

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 Contract (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. [Edit](#) | [Delete](#)