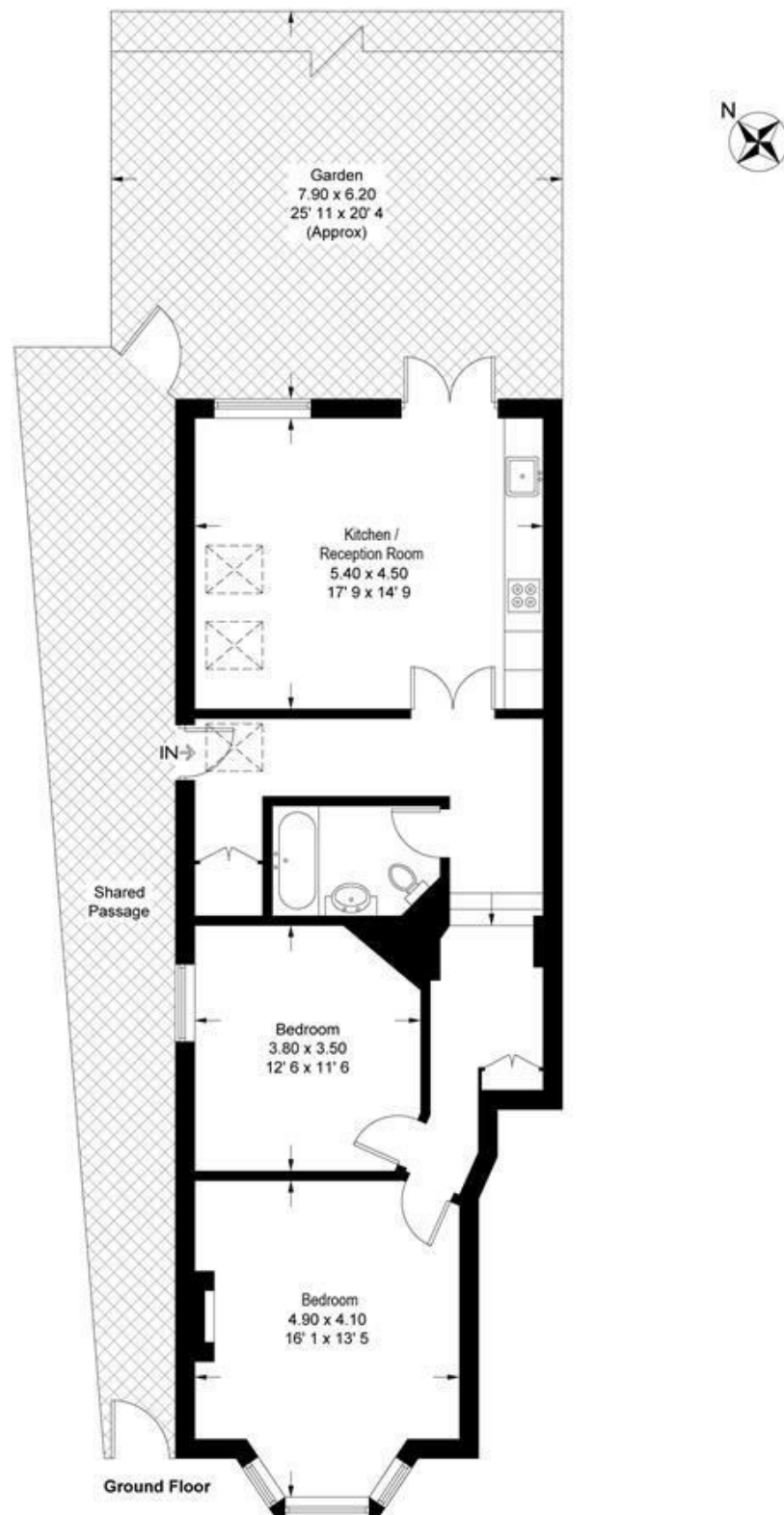


## Lonsdale Road

Approximate Gross Internal Area = 869 sq ft / 80.7 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 PCM

- Ground Floor Conversion
- Private Rear Garden
- Close to Local Amenities
- Spacious Accommodation
- Finished to an Exceptional Standard



# Lonsdale Road, Wanstead

Petty Son & Prestwich are pleased to offer for rent this impressive two bedroom garden flat, occupying the ground floor of this superb period property, within walking distance of the areas many amenities.

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Council Tax Band: C



Introducing this beautiful two-bedroom flat nestled in the heart of Lonsdale Road, Wanstead, E11 2PH. Boasting a spacious layout, this ground floor residence exudes quality craftsmanship throughout. Step through the convenient side entrance door into a haven of comfort and style. Enjoy seamless indoor-outdoor living with direct access via large Bifold doors to your own section of the rear garden, perfect for alfresco dining or relaxation.

The interior showcases modern double glazed sash windows, flooding the space with natural light and underfloor heating for the kitchen, bathroom and hallway, enhancing both aesthetics and energy efficiency. Indulge in culinary delights within the luxurious fitted kitchen, adorned with wood laminate flooring that flows effortlessly into the living room. With two generously sized bedrooms and a pristine bathroom, this residence offers both elegance and functionality.

Benefit from the convenience of local transport, with Wanstead and Leytonstone shops, restaurants, and bars just a stone's throw away. The nearby Central Line stations provide easy access into London, ideal for commuters and urban explorers alike. For nature enthusiasts, green spaces and Epping Forest are within reach, offering a tranquil escape amidst city life

Available 2nd March 2026

Unfurnished

EPC Rating: C72

Council Tax Band: C

1 Week Holding Deposit: £553

5 Week Holding Deposit: £2769

**Reception Room/Kitchen**  
17'8" x 14'9"

**Bedroom**  
16'0" x 13'5"

**Bedroom**  
12'5" x 11'5"

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.