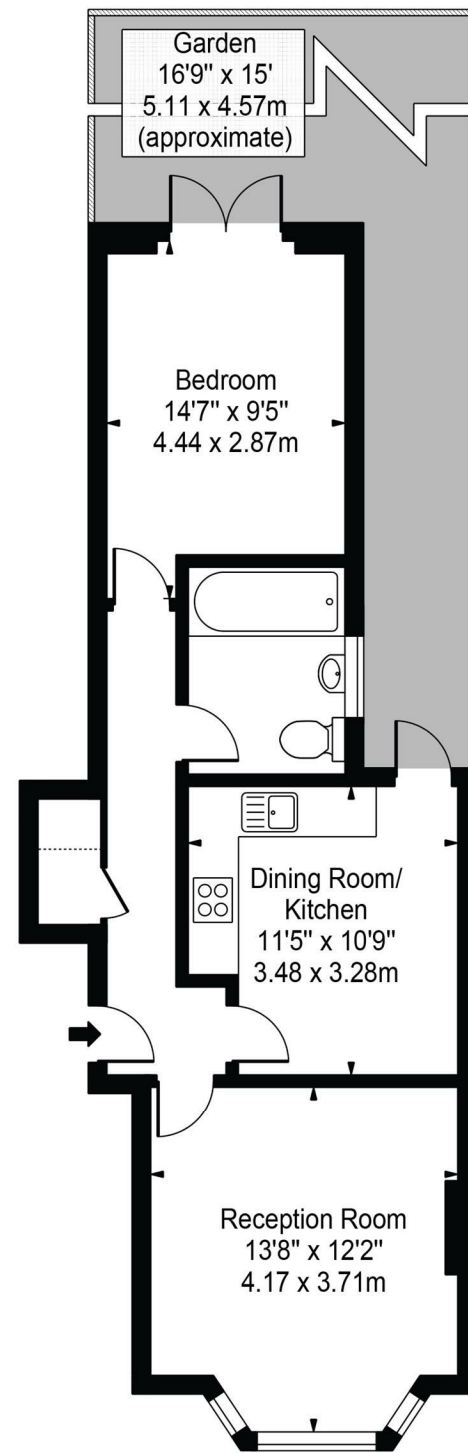


Capel Road

Approx. Gross Internal Area 542 Sq Ft - 50.35 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Capel Road, Forest Gate

£1,600 Per Calendar Month

- Ground-floor converted apartment
- Newly fitted bathroom
- Direct access to a private rear garden
- 0.5 miles to the Elizabeth line
- Stunning views to the front
- One double bedroom with French doors
- Kitchen/diner
- Formal lounge with fitted storage
- Close to shops and local amenities

Capel Road, Forest Gate

Petty Son & Prestwich are delighted to offer for rent this one-bedroom, ground-floor apartment with private garden and stunning views, just half a mile from the Elizabeth line in Forest Gate.

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Council Tax Band: B



Set on Capel Road in Forest Gate, one of East London’s most up-and-coming pockets, this characterful ground-floor flat enjoys lovely open views across Wanstead Flats, along with excellent connections into central London. Sitting within what locals like to call “Forest Gate Village”, the area strikes a great balance between green open space and attractive Victorian streets, all while keeping day-to-day convenience firmly on your side.

Manor Park station and the Elizabeth line are around half a mile away (an easy walk or even quicker cycle), while Wanstead Park Overground and its selection of independent cafés, shops and restaurants are the same distance in the opposite direction.

The flat is accessed via a shared front door and communal hallway, with the apartment positioned on the ground floor. Once inside, one of the first rooms you encounter is the spacious kitchen/diner – a sociable space fitted with classic shaker-style units and a glazed door opening directly onto the private garden, which floods the room with natural light. Next door, the recently installed bathroom features a shower over the bath and a window for proper ventilation. To the rear of the flat sits a well-sized double bedroom, complete with French doors that also lead out to the garden.

At the front, the bright reception room is finished with a large bay window fitted with plantation shutters, a central fireplace, and bespoke shelving and storage to either side.

Outside, the private rear garden is low-maintenance and laid with shingle, offering a calm, easy-to-enjoy outdoor space. The apartment is offered part-furnished.

Available 12th January 2026

Furnished

EPC Rating: D66

Council Tax Band: C76

1 Week Holding Deposit: £369

5 Week Total Deposit: £1846

Reception Room

13'8" x 12'2"

Dining room/Kitchen

11'5" x 10'9"

Bedroom

14'7" x 9'5"

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.