



New Wanstead, Wanstead

£1,600 PCM

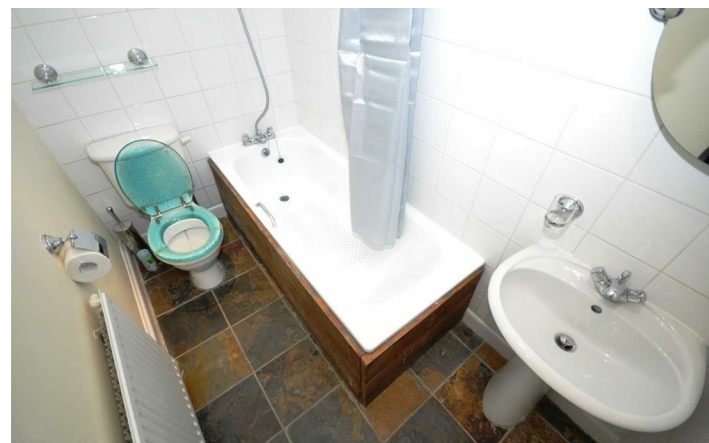
- Split level period Conversion
- Spacious reception
- Wanstead Central line station (0.6 miles)
- Sofa and Wardrobes included
- Use of shared Garden
- One double bedroom
- High ceilings
- Snaresbrook Central line station (0.5 miles)
- Off-street parking

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Petty Son & Prestwich offer for let this well maintained split level one bedroom period Conversion arranged over the ground floor of this beautiful Victorian building, conveniently located for both Central Line Stations and Wanstead High Street.



Council Tax Band: C



This stylish property is offered part furnished with a spacious reception and fitted bedroom with high ceilings, fitted bathroom and raised fitted kitchen.

Situated in an ideal location within just a short stroll you will arrive on Wanstead High street, offering an eclectic mix of shops, bars and restaurants flanked by the two Central Line Stations of Wanstead (0.6 miles) and Snaresbrook (0.5 miles).

Available 15th October 2025

Part-Furnished (Sofa and wardrobes will remain)

1 week holding deposit - £369

5 week total deposit - £1846

EPC Rating: D55

Council Tax Band: C

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.