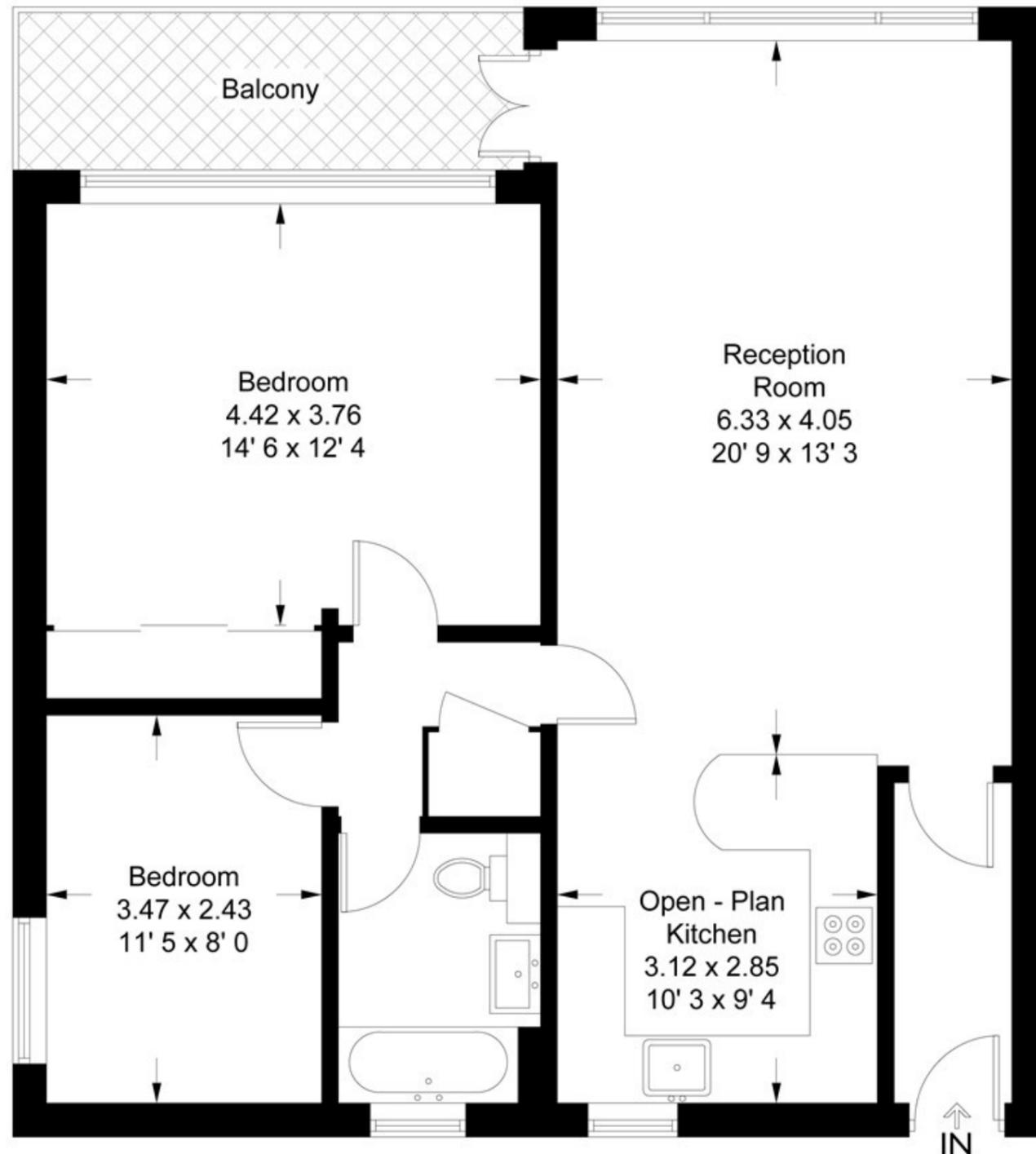


## Walbrook

Approximate Gross Internal Area = 806 sq ft / 74.9 sq m



### First Floor

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.



### Woodford Road, South Woodford

£2,300 PCM

- Two double bedrooms
- Contemporary kitchen
- Lift to all floors
- South Woodford Stations (0.6 miles)
- First floor flat
- Garage with electric door
- Balcony
- Snaresbrook (0.5 miles)

# Woodford Road, South Woodford

Petty Son and Prestwich are delighted to offer for rent this beautiful two double-bedroom apartment with an electric garage and within easy reach of both Snaresbrook and South Woodford Central Line Stations.



Council Tax Band: D



Positioned opposite The Drive, one of South Woodford's most prestigious roads, you will find Walbrook; an exclusive development of large, purpose-built apartments close to both Wanstead High Street and George Lane shops.

On entering the apartment, one is immediately impressed with the well-presented, light and airy accommodation, with the spacious living area and direct access to a private balcony. The modern fully fitted kitchen leading directly off the living area allows a great social space for entertaining. Following off the hallway you have two well-proportioned bedrooms with the larger of the two boasting floor-to-ceiling windows allowing natural light to flood into the room with access to fitted wardrobes.

Close to both Snaresbrook (0.5 miles) and South Woodford Stations (0.6 miles) as well as several bus routes, the property is conveniently positioned for commuters, with several other amenities such as the Odeon Cinema, Waitrose and Sainsbury's supermarkets and Epping Forest which sprawls across the area within reach. The block is accessed via a secure entry phone system with a lift serving all floors.

Available 10th March 2026

Unfurnished

EPC Rating - C78

Council Tax Band - D

1 Week Holding Deposit - £530

5 Week Total Deposit - £2653

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.

## Reception Room

20'9" x 13'3"

## Kitchen

10'3" x 9'4"

## Bedroom

14'6" x 12'4"

## Bedroom

11'5" x 7'12"