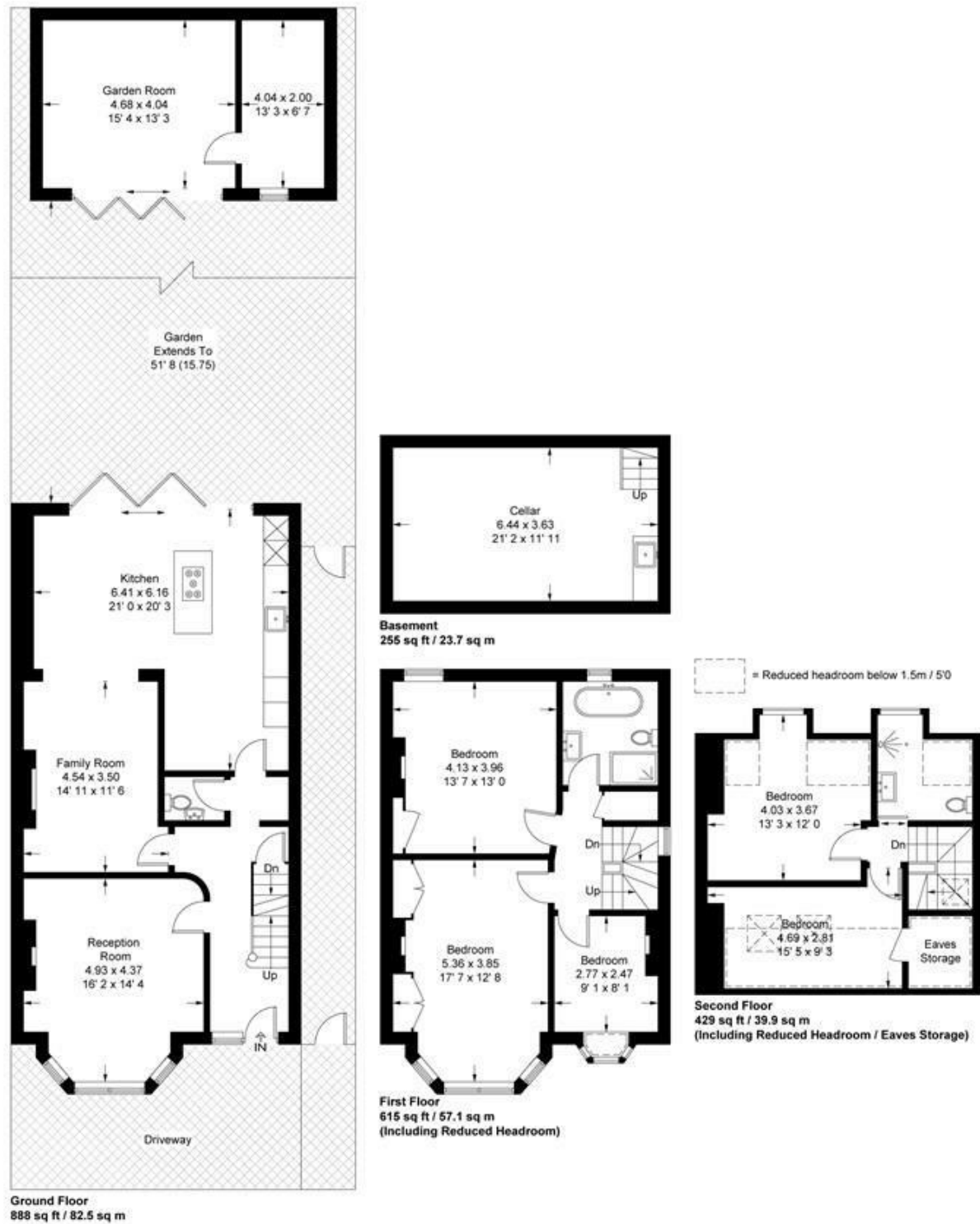


Woodlands Avenue

Approximate Gross Internal Area = 2050 sq ft / 190.5 sq m
(Excluding Reduced Headroom / Eaves Storage)
Reduced Headroom / Eaves Storage = 137 sq ft / 12.7 sq m
Garden Room = 302 sq ft / 28.1 sq m
Total = 2489 sq ft / 231.3 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.



Woodlands Avenue, Wanstead

£4,250 PCM

- Five Bedrooms
- Period Features
- Integrated Appliances
- Two Bathrooms & Ground Floor Cloakroom
- Aldersbrook Primary School
- Furnished / Unfurnished Period Family Home
- Kitchen / Diner
- Immaculate Order
- Office / Gym
- Off Street Parking

Woodlands Avenue, Wanstead

Petty Son & Prestwich are thrilled to offer for Let this well-proportioned Five-bedroom character home, positioned on the sought after Aldersbrook Estate.



Council Tax Band: F



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On entrance to the ground floor the property benefits from the main reception room, ground floor cloakroom, an open plan lounge leading to a Kitchen / Dining space incorporating all integrated appliances and impressive full height bi - folding doors leading to the rear garden.

Stairs to the first-floor lead to the Master bedroom with bespoke fitted wardrobes, further double bedroom, single bedroom & family bathroom suite. On the second floor the property benefits from 2 further bedrooms and a shower room.

The property offers contemporary living whilst beholding its character features throughout and the added benefit of being furnished or unfurnished

The garden is also furnished with a large patio area, steps to the office and equipped gym.

This family home is ideally located for the Ofsted rated Aldersbrook Primary School and many transport links into London.

AVAILABLE FROM 12TH AUGUST 2024

FURNISHED / UNFURNISHED

1 WEEK HOLDING DEPOSIT - £980.76

5 WEEKS TOTAL DEPOSIT - £4903.84

Energy Performance Rating - D

Council Tax Band - F

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.