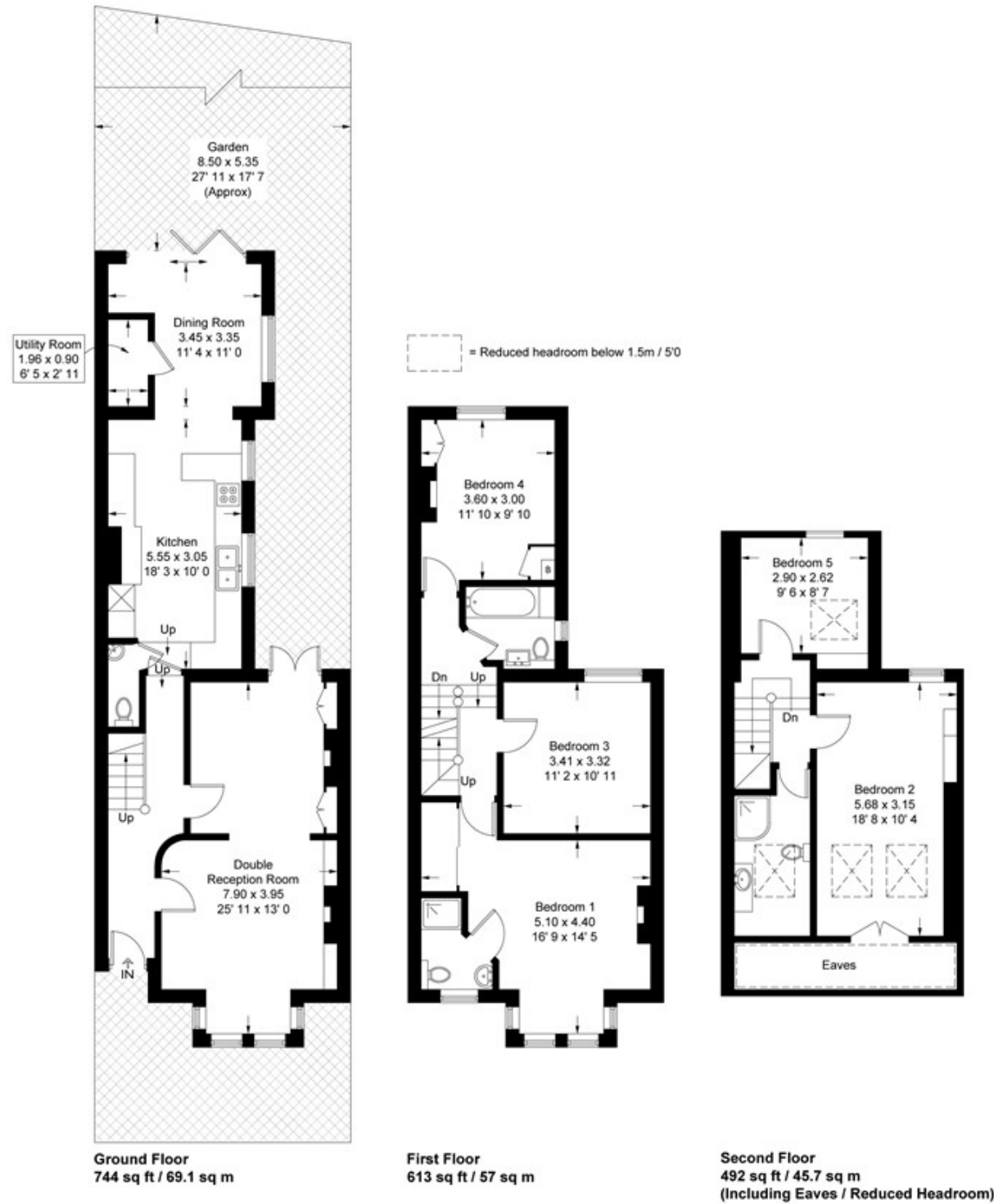


## Oak Hall Road

Approximate Gross Internal Area = 1797 sq ft / 167 sq m  
(Excluding Eaves / Reduced Headroom)  
Eaves / Reduced Headroom = 52 sq ft / 4.8 sq m  
Total = 1849 sq ft / 171.8 sq m  
(Including Eaves / Reduced Headroom)



Not to scale, for guidance only and must not be relied upon as a statement of fact  
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice



## Oak Hall Road, Wanstead

£3,000 PCM

- Five Double Bedrooms
- Kitchen/Diner
- Ground Floor Cloakroom
- Garden
- Three Bathrooms
- Victorian Features
- Walking Distance to Wanstead Underground Station
- Unfurnished



# Oak Hall Road, Wanstead

A stunning five bedroom double bay Victorian home, positioned on the highly sought after and rarely available Oak Hall Road.



Council Tax Band: F



Petty Son and Prestwich are delighted to offer for rent this beautifully presented five bedroom character home which has been modernised to an good standard and offering a large through reception room, a beautiful kitchen/diner, five double bedrooms, an ensuite to the master bedroom, two additional bathrooms, downstairs toilet and a landscaped rear garden.

Located on the picturesque, much loved Oak Hall Road in central Wanstead, this home is a mere 0.1 mile of a walk to Wanstead Central Line Station and the vibrant High Street and yet enjoys a tranquil family friendly setting.

The large through reception is bright and spacious, with two stunning fireplaces, with matching ornate mantle pieces, impressive high ceilings and a beautiful box bay window. The home's stunning kitchen/diner is a great space that is flooded with natural light thanks to the floor to ceiling bi-fold doors to the rear and two large side windows. There is a great deal of storage space as well as high-end integrated appliances in the fitted units. The wooden work tops and butler sink, give the kitchen a 'country' charm, whilst the white units and stylish breakfast bar add a contemporary flare. The breakfast bar also acts as a subtle divide between the living areas, with the space to the rear providing a snug or dining area that enjoys uninterrupted views of the garden all year round. The property also benefits from a ground floor cloakroom.

To the first floor there is a stylish family bathroom and three double bedrooms with the master bedroom featuring a stunning ensuite shower room, There are a further two double bedrooms on the second floor and a contemporary shower room.

The property has a landscaped garden, a tiered decking area at the rear creates the perfect outside seating area.

AVAILABLE 23rd AUGUST 2024

UNFURNISHED

COUNCIL TAX - F

EPC - D61

1 WEEK HOLDING DEPOSIT - £692.30

5 WEEKS TOTAL DEPOSIT - £3461.53

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