



## Kingsley Grange, Snaresbrook

£2,000 PCM

- Communal garden
- Spacious reception
- Brick-built external storage cupboard
- Two double bedrooms

- 0.2 mi from Snaresbrook Central Line Station
- Gas central heating
- Lower ground floor apartment

*Petty Son & Prestwich offer for rent this exceptional lower ground floor, two double bedroom apartment forming part of this attractive grade II listed early Victorian building which was converted in the 1930s.*

Kingsley grange is situated close to Wanstead High Street with its shops, bars, restaurants and a minutes walk to Snaresbrook Central Line Station. The spacious property offers a modern fitted kitchen and bathroom, spacious reception, gas central heating, a brick-built external storage cupboard and beautiful and well maintained communal gardens that can also be enjoyed throughout the year. Marketing pictures have since changed to tenants colour palette - the walls are no longer a neutral colour.

AVAILABLE FROM 9TH JUNE 2025 / UNFURNISHED

EPC RATING - D58

COUNCIL TAX BAND - C

HOLDING DEPOSIT 1 WEEK - £461

TOTAL DEPOSIT 5 WEEKS - £2307

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.