



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.