



Spratt Hall Road, Wanstead

£2,750 PCM

- Victorian family home
- Separate Fitted kitchen
- Cellar
- 0.2 miles from Wanstead Station
- Two Receptions & Breakfast Room
- Four bedrooms
- Off Street Parking
- 0.4 miles from Snaresbrook Station

Spratt Hall Road, Wanstead

Petty Son & Prestwich are proud to offer for rent this four bedroom, characterful Victorian family home in this highly sought after central Wanstead location.



Council Tax Band: E



From the outside the home presents all the charm you would expect of a Victorian home, with a large bay window. Internally the property is in good decorative order throughout and still retains much of its original character.

The property benefits from a spacious lounge, two additional reception rooms, fitted kitchen, cellar and off street parking. To the first floor you will discover four bedrooms and family bathroom.

This charming period home is positioned in the desirable Spratt Hall Road, ideally positioned between both Snaresbrook (0.4 miles) and Wanstead (0.2 miles) Central Line Station and close to the A12 and North Circular road links.

The home is seconds away from the leafy Christchurch Green and Wanstead bustling High Street with its shops, bistro's and bars and the newly opened Green Grocers, Butchers and Fish Mongers.

AVAILABLE 28th JUNE 2025 / UNFURNISHED

EPC RATING - E53

COUNCIL TAX BAND - E

1 WEEK DEPOSIT - £634.61

5 WEEKS DEPOSIT - £3173.07

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.