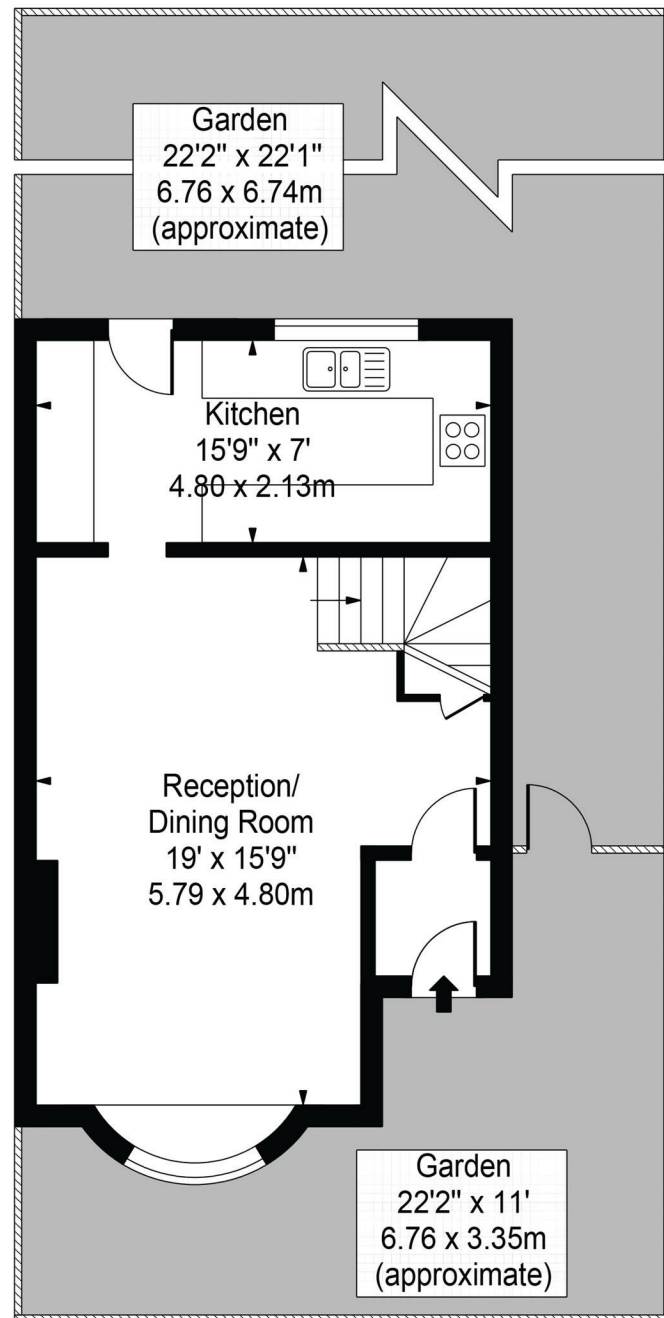


Cowley Road

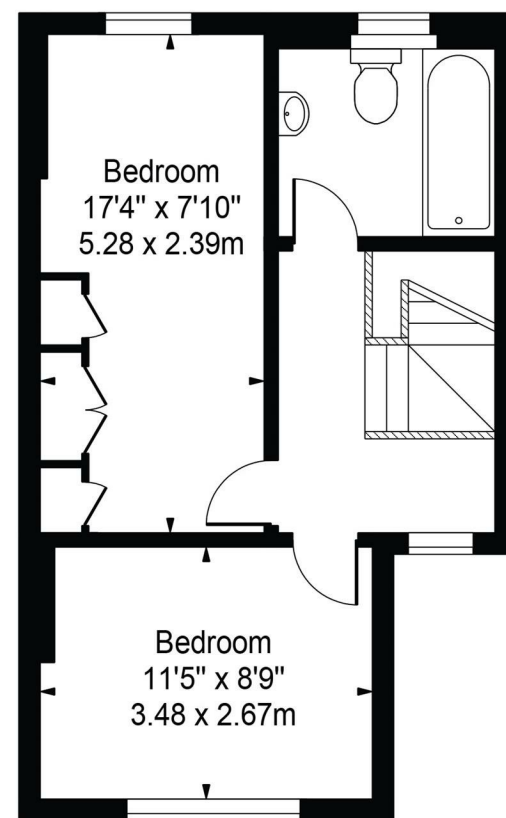
Approx. Gross Internal Area 783 Sq Ft - 72.72 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



First Floor



Cowley Road, Wanstead

£2,200

- Period cottage
- Two double bedrooms
- Open plan living/dining room
- Private rear garden with side access
- 0.3 Miles to Wanstead High Street
- Centrally located in the Wanstead Village area
- Modern, first floor bathroom
- Contemporary kitchen with range of appliances
- On road residents permit parking
- 0.4 Miles to Snaresbrook Central Line Station

Cowley Road, Wanstead

Petty Son & Prestwich are delighted to offer for rent this charming, two bedroom period cottage.

 2

 1

 1

 D

Council Tax Band: D



Situated in the heart of Wanstead Village, located on the characterful Cowley Road, this property is well positioned for Wanstead High Street (0.3 miles) with its shops, restaurants and bars. Moments from stepping foot outside the property you have access to a smaller parade of shops on Nightingale Lane as well as the incredibly popular public houses, The 'Duke' and 'Nightingale', the latter of which is opposite a small leafy green. The property is also within walking distance of both Snaresbrook and Wanstead tube station (0.4 and 0.5 miles) and a fantastic range of good and outstanding schools including Nightingale Primary, Snaresbrook Primary and Wanstead Church School.

This well-presented property boasts two generously sized double bedrooms, with the principal bedroom benefitting from extensive fitted wardrobes. Both rooms are served by a sleek, fully tiled modern bathroom featuring stylish backlit recessed shelving, under-sink storage, and a mirrored wall cabinet – offering both practicality and a high-end finish.

The ground floor features a spacious open-plan living and dining area, complete with practical understairs storage, ideal for coats, shoes, and bags. This flows seamlessly into a contemporary rear kitchen, bathed in natural light through a large picture window overlooking the garden. The kitchen comes fully equipped with integrated appliances including a washing machine, dishwasher, microwave, oven, gas hob, extractor fan, fridge/freezer, and built-in waste bin, along with modern combination power and USB sockets for added convenience.

The low-maintenance rear garden provides a pleasant outdoor space, perfect for drying laundry or enjoying the summer months, and benefits from secure side access – ideal for bike storage or easy disposal of household waste. Residents' permit parking is available on street, with restrictions in place Monday to Friday.

Available Now

Unfurnished

EPC Rating - D64

Council Tax Band - D

1 Week Holding Deposit - £530

5 Week Total Deposit - £2653

Reception Room
18'12" x 15'9"

Kitchen
15'9" x 6'12"

Bedroom
17'4" x 7'10"

Bedroom
11'5" x 8'9"

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.