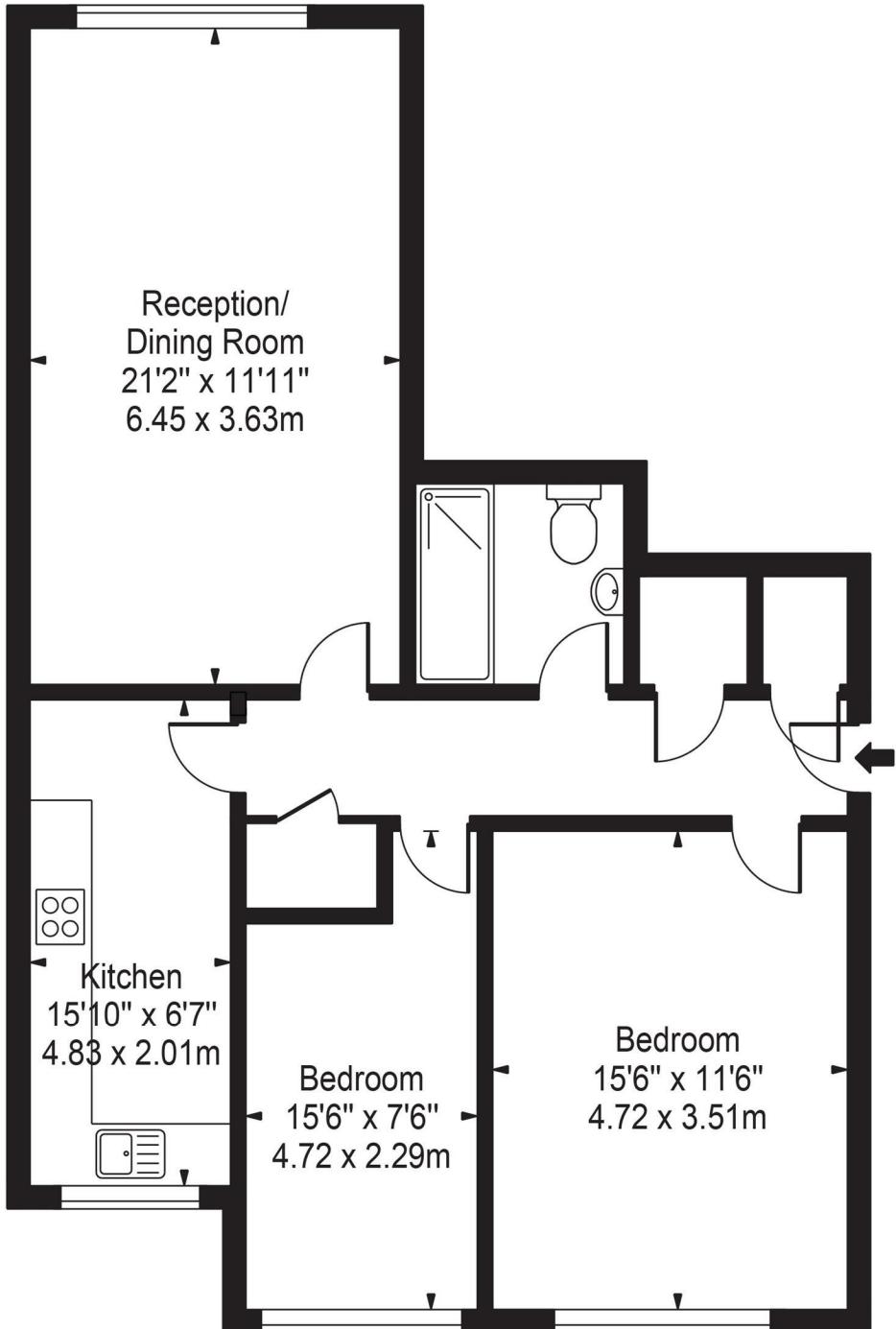


Selworthy Close

Approx. Gross Internal Area 836 Sq Ft - 77.67 Sq M



First 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.



Selworthy Close, Wanstead

£1,950 PCM

- First floor apartment
- Two generous double bedrooms
- Separate modern kitchen
- Communal parking
- Easy access to the M25 and Central London
- Cul-de-sac location
- Spacious lounge/diner
- Contemporary shower room
- 0.2 Miles to Snaresbrook Station and Wanstead High Street

Selworthy Close, Wanstead

Petty Son & Prestwich are thrilled to present this bright and spacious first-floor apartment, tucked away in a peaceful cul-de-sac right in the heart of Wanstead.



2



1



1



C

Council Tax Band: C



Offering two generous double bedrooms, a well-proportioned living space, and the added benefit of communal parking.

Positioned within a quiet cul-de-sac, this first floor apartment is just 0.2 miles from both Snaresbrook Central Line Station and Wanstead's vibrant High Street - ideal for commuters and those who love to be close to the action. Despite the central location, you're only a short stroll from the open green spaces of Leyton Flats and Wanstead Park, perfect for weekend walks or a bit of peace and quiet.

Inside, the property enjoys an airy feel throughout thanks to large windows that flood the space with natural light. The apartment features two well-sized double bedrooms, a bright and spacious lounge/diner ideal for entertaining, and a sleek contemporary kitchen positioned conveniently off the living area. A modern, fully tiled shower room with a large walk-in cubicle and a complimentary white suite completes the accommodation, while a central hallway provides useful built-in storage.

Available 18th December 2025

Unfurnished

EPC Rating - C72

Council Tax Band - C

1 Week Holding Deposit - £450

5 Week Total Deposit - £2250

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 and 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.