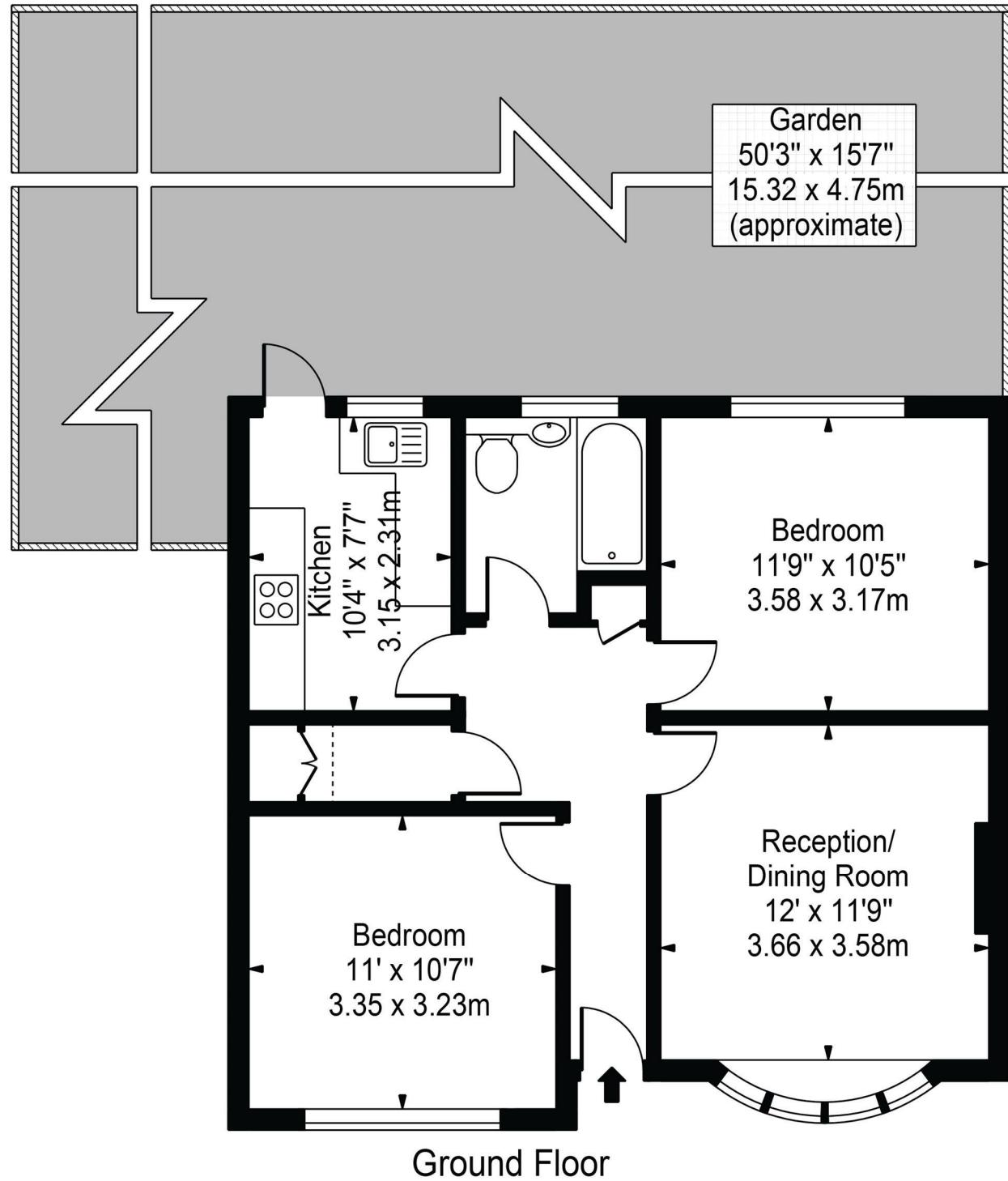


Craig Gardens

Approx. Gross Internal Area 637 Sq Ft - 59.18 Sq M



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.



Craig Gardens, South Woodford

£1,750 PCM

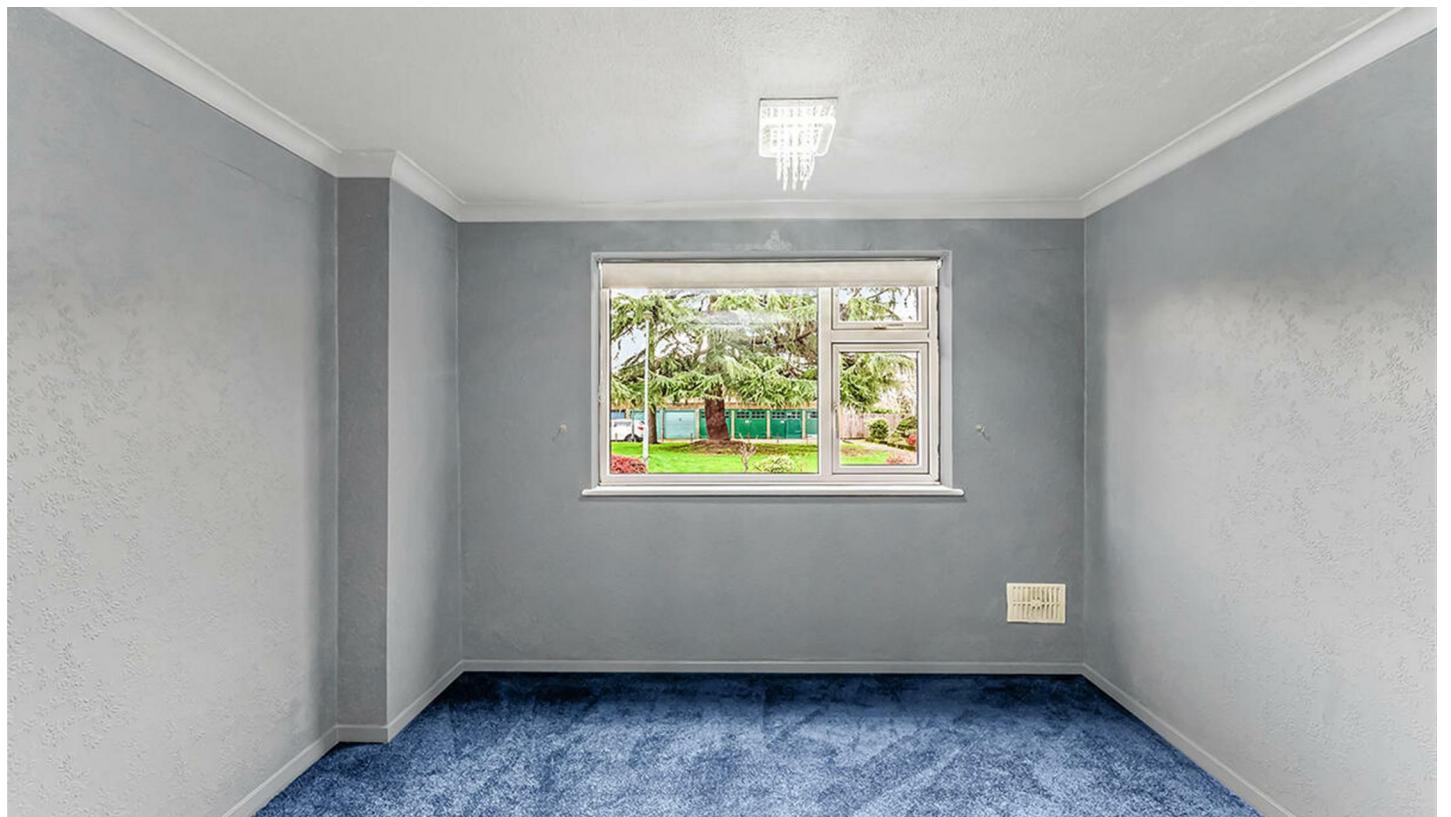
- Ground floor maisonette
- Large, Private, West facing garden
- Contemporary bathroom
- On road parking
- 0.6 Miles to South Woodford Station
- Two bedrooms
- Separate, modern kitchen
- Generous hallway storage
- 0.3 Miles to George Lane
- Lounge with bay window and leafy outlook

Craig Gardens, South Woodford

Petty Son & Prestwich are delighted to offer for rent this purpose-built, two-bedroom ground floor maisonette with an impressive west-facing private garden.



Council Tax Band: C



Positioned at the end of a quiet cul-de-sac, Craig Gardens is a small development of maisonettes arranged around a central green and framed by neatly maintained communal gardens. Despite its greenery, the property is just 0.3 miles from the shops, cafés and restaurants of George Lane, including Waitrose and Sainsbury's, with South Woodford Underground Station (0.6 miles) providing straightforward access into the City and West End. On-street parking is available.

Accessed via its own private entrance, the property offers well-balanced accommodation throughout. A spacious lounge / reception with attractive bay window overlooks the greenery to the front of the development, creating a calm and leafy outlook. There are two double bedrooms positioned to the front and rear respectively, offering flexibility for families, couples or those working from home.

A particularly generous hallway storage cupboard provides excellent everyday practicality, while a modern family bathroom with window sits to the rear. The separate contemporary kitchen is fitted with integrated oven, hob and washing machine, and leads directly out to the standout feature of the home - a substantial west-facing private garden.

Designed for low maintenance, the large Westerly garden combines patio and decking areas, ideal for outdoor dining and entertaining, and further benefits from a storage shed and secure side access.

Available 20th February 2026

Unfurnished

EPC Rating : D63

Council Tax Band: C

1 Week Holding Deposit: £403

5 Week Total Deposit: £2019.23

Reception Room

12' x 11'9"

Kitchen

10'4" x 7'7"

Bedroom

11'9" x 10'5"

Bedroom

10'12" x 7'4"

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 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.