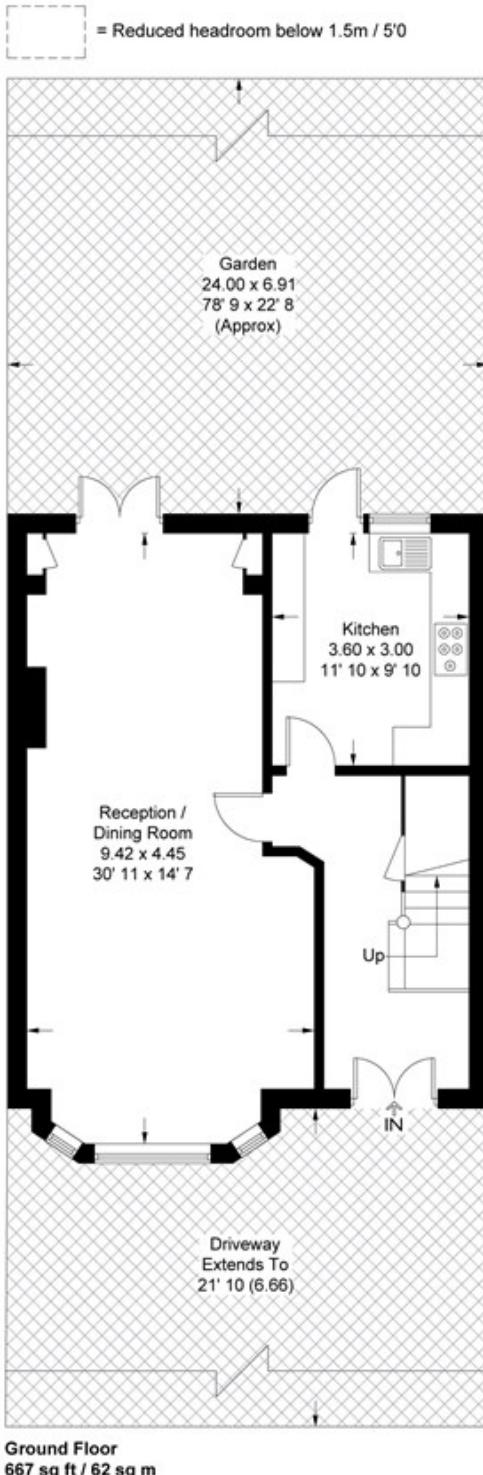


## Colebrook Drive

Approximate Gross Internal Area = 1652 sq ft / 153.5 sq m  
(Excluding Reduced Headroom / Eaves)  
Reduced Headroom / Eaves = 17 sq ft / 1.6 sq m  
Total = 1669 sq ft / 155.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



## Colebrooke Drive, Wanstead

£3,250 PCM

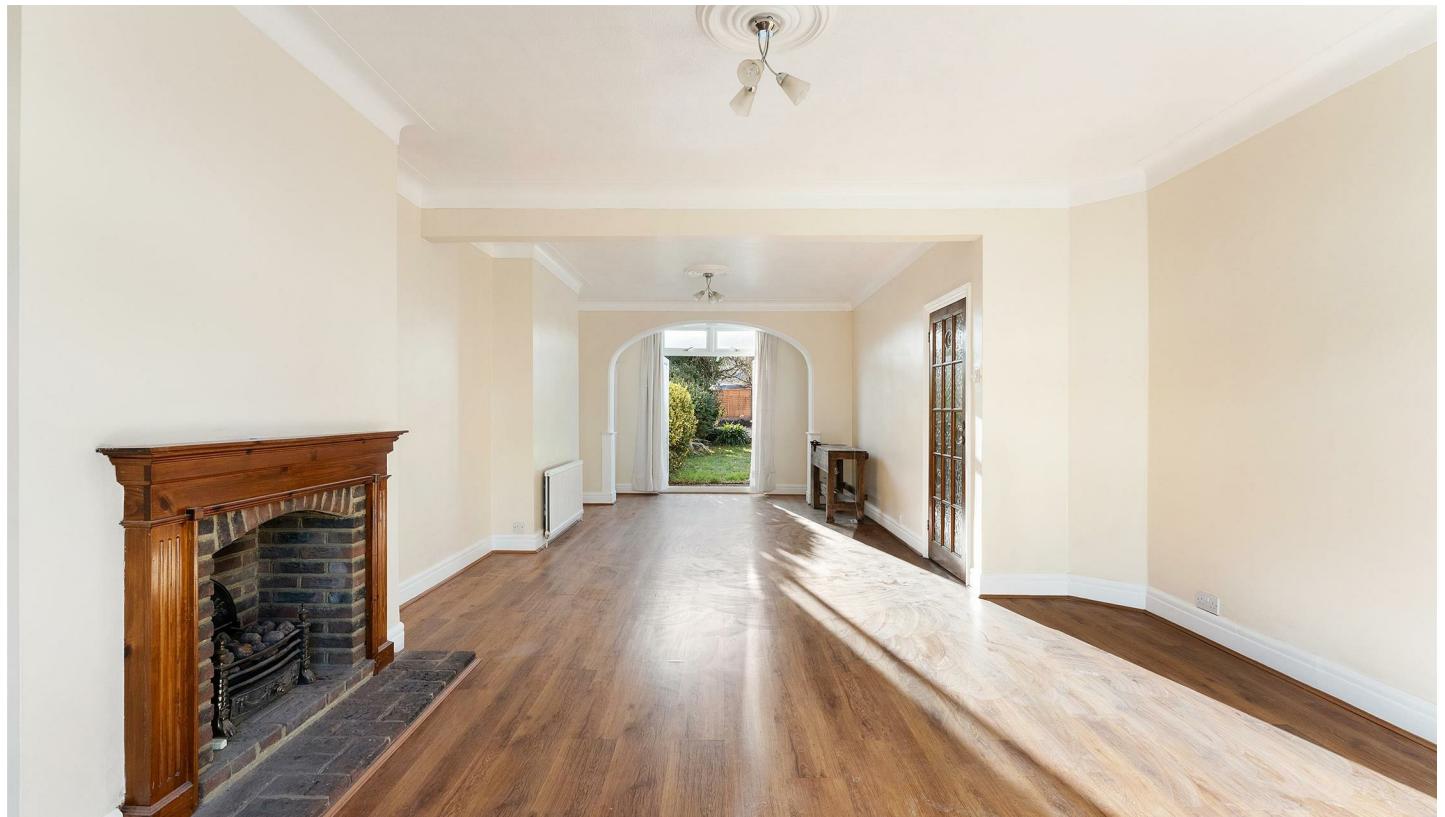
- Four bedroom mid-terraced house
- Driveway
- Private garden
- Spacious entrance hallway
- Fully fitted kitchen
- Wanstead Station and Wanstead High Street (0.5 miles)

# Colebrooke Drive, Wanstead

Petty Son and Prestwich offer for rent this four bedroom mid-terraced house situated in the heart of the highly sought-after Warren Estate on the peaceful, leafy Colebrooke Drive in Wanstead.



Council Tax Band: F



The position of the home is perfect for those looking to access Wanstead Station and Wanstead High Street (0.5 miles) with its array of shops, bars and restaurants, but also for those who enjoy the outdoors with easy access to forest land and Wanstead Park. On approach the property presents a double bayed frontage with red brick and double glazed windows, with a driveway with enough space for two vehicles.

Inside, the home feels light and airy throughout thanks to the spacious entrance hallway, large bay windows and neutral colour palette. The large open plan reception has large bay windows, ensuring the space has plenty of light, while the rear provides a fully fitted kitchen. The generous garden offers a patio area that is ideal for the garden furniture and BBQ.

Venturing upstairs you will discover three well-presented bedrooms, the family bathroom and shower room, the second floor features a large bedroom with an ensuite and plenty of additional storage within the eves.

Located just a 10 minute walk from Wanstead Underground Station (0.5 miles) and Wanstead High Street, the property is perfect for those wanting all of Wanstead's local amenities at their finger tips.

Available 18th March 2026

Unfurnished

EPC Rating: E54

Council Tax Band: F

1 Week Holding Deposit: £750

5 Week Total Deposit: £3750

**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 fee