



Chestnut Drive, Wanstead

£3,100 PCM

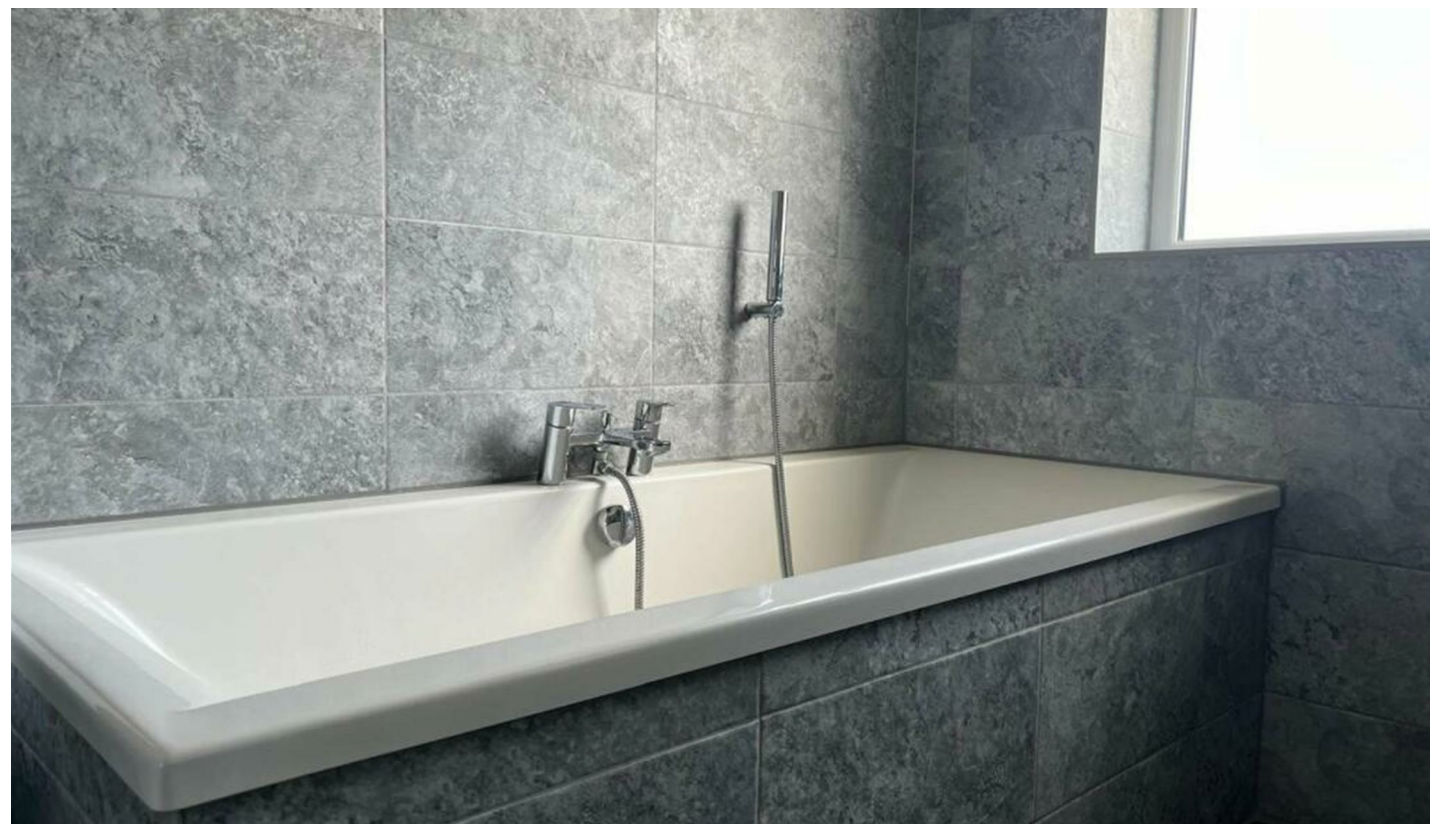
- Four bedroom family
- En-suite shower room
- Kitchen/breakfast room
- Off road parking
- 0.4 Miles to Wanstead Station
- Family bathroom
- Two formal receptions
- Landscaped rear garden
- 0.1 Miles to Our Lady of Lourdes

Chestnut Drive, Wanstead

Petty Son & Prestwich are thrilled to offer to let this wonderfully positioned four bedroom character home, a short walk from Wanstead's popular High Street with its array of bakeries, cafés, bars and the picturesque Christchurch Green.



Council Tax Band: F



Located close to Wanstead High Street this home is within easy walking distance of Wanstead, Snaresbrook and Leytonstone stations (approximately 0.4, 0.6, and 0.8 miles respectively) as well as offering convenient access to the M11, M25, North Circular and a variety of local bus routes. The area is well served by highly regarded schools, including Our Lady of Lourdes (0.1 miles), Wanstead Church School (0.5 miles) and Wanstead High School (0.7 miles). In addition to Wanstead's two expansive greens, Leyton Flats are just a short 0.3-mile walk away, providing year-round opportunities for walking, cycling and enjoying open parkland and forest.

Internally, the home offers well-proportioned accommodation arranged across three floors, making it ideal for family living. The ground floor features a formal reception room with a large bay window, a separate dining room and a well-appointed kitchen breakfast room to the rear with ample storage.

The first floor comprises three bedrooms and a modern family bathroom while the second floor is dedicated to the principal suite, offering a spacious double bedroom and a contemporary en-suite shower room.

Externally, the rear garden has been thoughtfully landscaped, featuring a central lawn with surrounding planted beds. To the front there is off-road parking with additional permit parking available on the street, subject to restricted hours for non-residents during school opening and closing times.

Available 30th April 2026

Unfurnished

EPC Rating - C70

Council Tax Band - F

1 Week Holding Deposit - £715.38

5 Week Total Deposit - £3576.92

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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.