



19A, Brooks Road

London,
W4 3BL

£2,550 pcm

country
properties

A beautifully presented and spacious two bedroom apartment split over two levels. Property comprises of entrance hallway, lounge, kitchen, bathroom, two bedrooms, WC to bedroom two, en-suite to bedroom one with additional storage area. Centrally located with amenities within walking distance. On street parking, permit required, however this is not supplied by the landlord. Available early June. EPC Rating D. Council Tax Band C.

- Period Features
- Two Bedrooms
- Centrally located close to local shops and amenities
- Nearby Tube Station
- EPC Rating D
- Council Tax Band C

Lounge

Wooden flooring. Wooden skirting boards. Two large windows. Curtain pole. Window length curtains. Feature fire place with wooden surround. Wall mounted shelving, coving to ceiling. Pendent ceiling light.

Kitchen/Diner

Tiled flooring. Wooden skirting boards. Wall and base units with work surface over. Partially tiled walls. Built in oven and hob with extractor over. Integrated washing machine. Integrated dishwasher. Stainless steel sink and drainer. Large window. Shelf. Ceiling spot lights.

Bedroom Two

Wooden flooring. Wooden skirting boards. Large window. Curtain pole. Blind. Coving. Pendent light. Door into:

WC

Family Bathroom

Tiled flooring. Tiled walls. Large wall mounted mirror. Wash hand basin. WC. Bath with shower screen and wall mounted shower hose on riser rail with thermostat bar control. Ceiling spot lights.

Stairs Rising to first floor and landing

Bedroom One

Wooden flooring. Two Velux windows. Ceiling spot lights. Door into long storage cupboard. Door into:

En-Suite

Two Velux windows. Tiled walls. Wash hand basin standing on vanity unit with swan neck tap over. WC. Folding shower doors into tiled shower cubical with wall mounted shower.



Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated 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 of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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