



Stuart Tower, 105 Maida Vale, W9
1UF
£1,820 per month | 2 Bedroom Flat





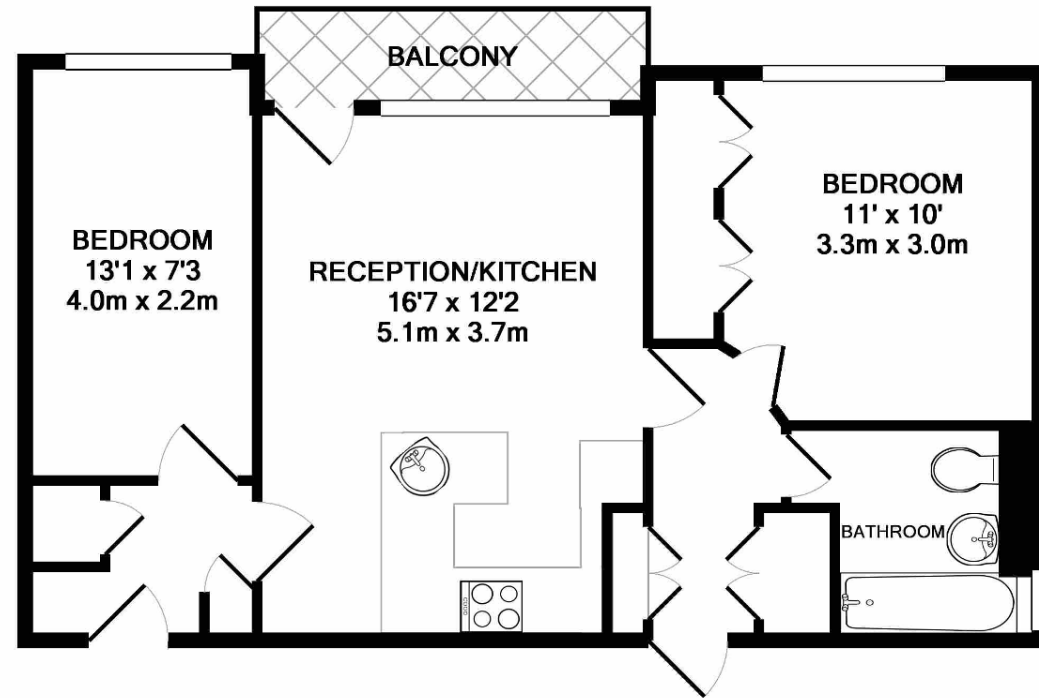
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A well presented two bedroom (1 double and 1 single) flat on the 6th floor of this popular block in the heart of fashionable Maida Vale. This flat features wood floors, a fully equipped integrated open plan kitchen with granite worktops, living room with dining area and access to a balcony with stunning views of London's skyline. Main bedroom with plenty of fitted storage, modern bathroom and second bedroom with fitted wardrobes.

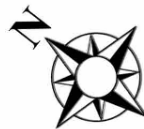
Stuart Tower is in the heart of Maida Vale and is within a short walk of either Maida Vale or Warwick Avenue Tubes (Bakerloo Line). There is a wide range of local shops, cafes and restaurants on nearby Clifton Road. Other local attractions such as the charming Regents Canal and Paddington Recreation Grounds with its extensive leisure facilities are also close to hand.



TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Tenant Terms & Fees

Tenancy fees and terms for tenants - Short Lets:

- Administration Fee £100 inclusive of VAT per property.
- A minimum of a four weeks deposit must be paid in advance for all short let rentals that exceed 60 days duration.
- For short let rentals, all moving in monies have to be paid in advance for the duration of the tenancy.
- Long/Short Let Rentals - Mid tenancy to end of tenancy
- Tenant/Occupant change Fee £100 + VAT per person
- Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held by Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

Tenancy fees and terms for tenants - Long Lets:

An administration fee of £300 will be payable upon creation of a legally binding tenancy agreement. Should you wish to terminate your tenancy before the end of the term and the landlord agrees that you can terminate early, you will be responsible for the repayment of the pro-rata commission paid in advance by the landlord for the unexpired portion of the tenancy, unless you are exercising a break clause which is contained in your tenancy agreement.

It is your obligation to obtain written consent from the landlord for any change in the identity of the tenants. Upon receipt of this consent Ashmore Estates Limited will draw up a tenancy agreement for signature by all parties. An administration fee of £100 will be charged for this service.

An administration fee of £25 will be charged for each letter sent by Ashmore Estates Limited regarding late or non-payment of rent or administration charges.

An administration fee of £130 is applicable to all Guarantor tenancy applications.

