



River Bank, N21 2AA

£1,595 per month | 2 Bedroom Flat



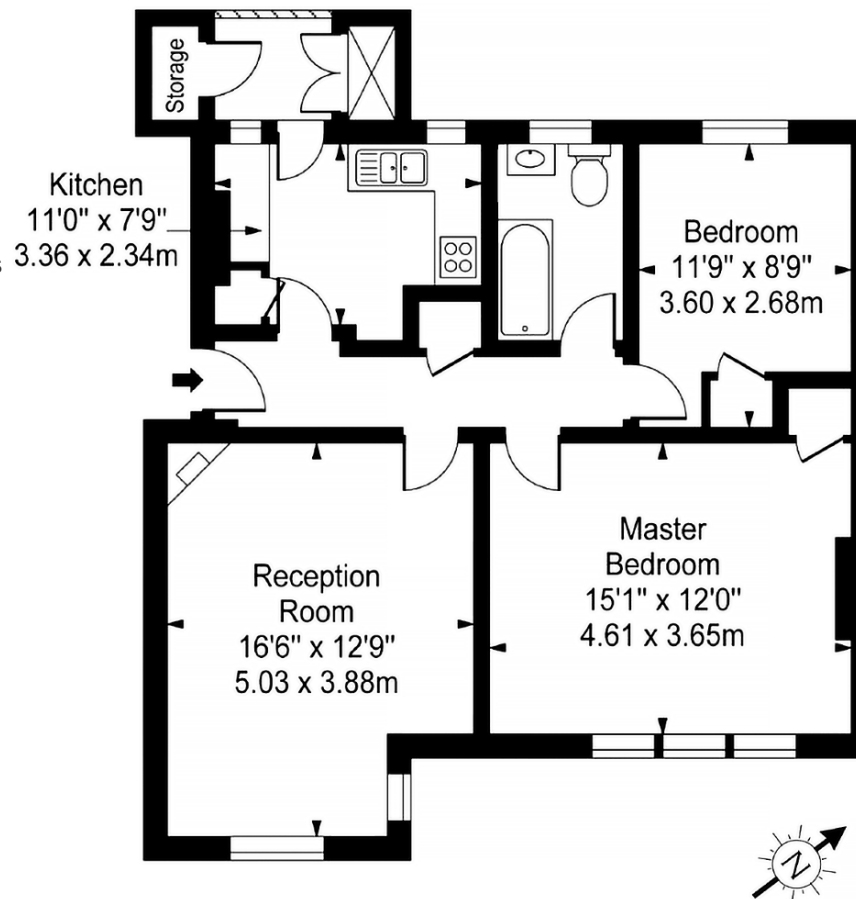


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A refurbished 2 bedroom in this secure block off Green Lanes. Located on the first floor, this bright and well appointed home features an extensive living/dining room, integrated kitchen with all appliances, 2 generous bedrooms with plenty of fitted storage, double glazing and gas central heating.

Ideally located for the excellent selection of shops, local bus routes and within a short walk to Winchmore Hill or Grange Park mainline stations with a fast service to Moorgate (30mins). The area also features many park areas with a wide range of leisure facilities on offer.



TOTAL APPROX. INTERNAL AREA 717 SQ.FT. / 66.6 SQ.M.



Tenant Terms & Fees

Tenancy fees and terms for tenants - Short Lets:

- 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 £50 per person
- Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

Tenancy fees and terms for tenants - Long Lets:

Should you wish to terminate your tenancy before the end of the fixed 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 Residential will draw up a tenancy agreement for signature by all parties.

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

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		