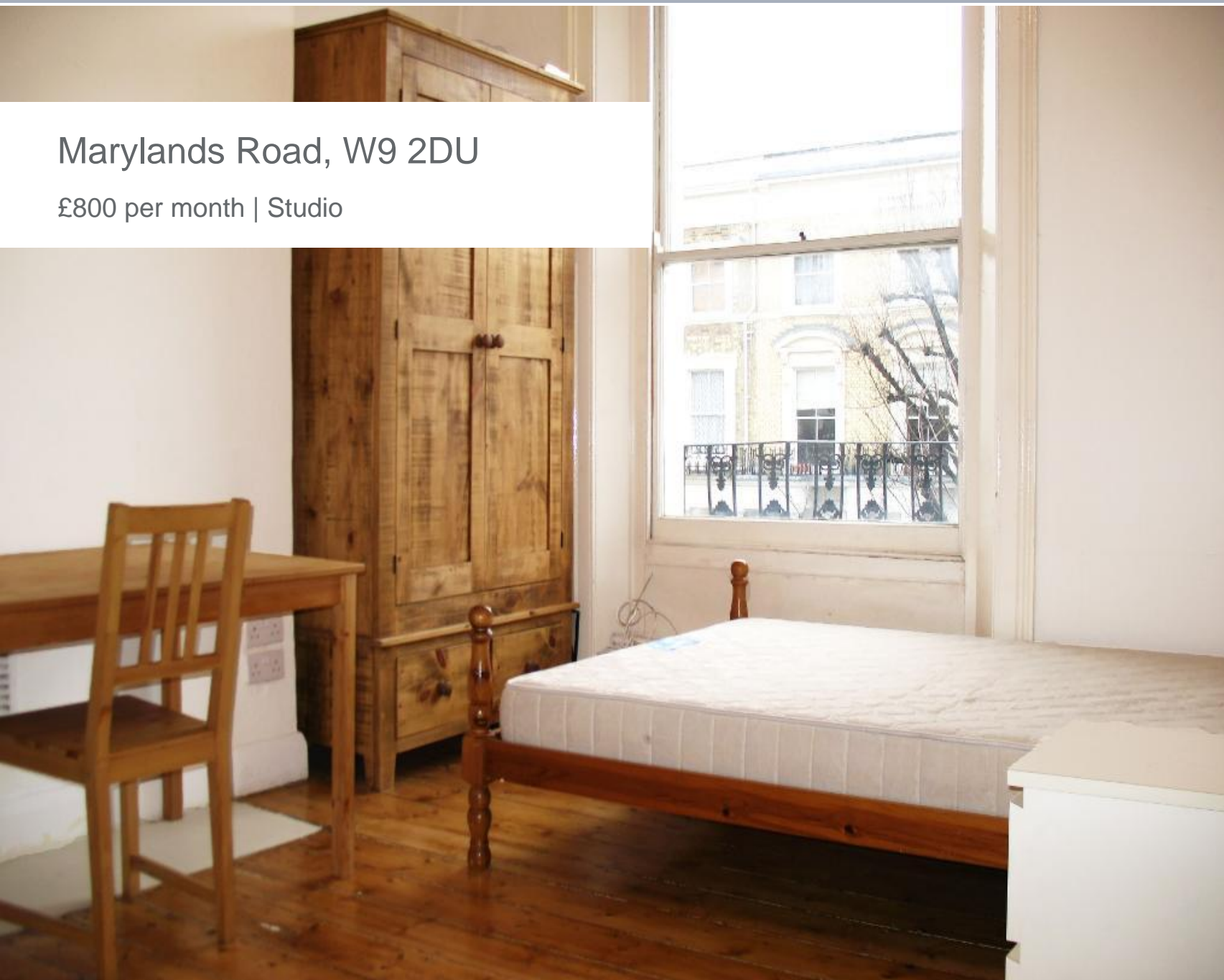




Marylands Road, W9 2DU

£800 per month | Studio





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A bright modernised double bedroom located on the first floor of this clean, quiet and tidy house share in the heart of Maida Vale. The bedroom is offered with bright, neutral decor polished wood floors and complete with all furniture including shelving and work station. There is shared use of the bathroom, large fitted kitchen/dining room with all appliances, large separate living room and rear garden.

Marylands Road is located just off Shirland Road and is just a short walk to Warwick Avenue Tube and excellent local shops on Clifton Road. Other local attractions include Regents Canal and the excellent leisure facilities at Paddington Recreation Grounds.



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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Tenant/Occupant change Fee £50 per person

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