



Prince Albert Road, NW1 7ST

£3,554 per month | 3 Bedroom Flat



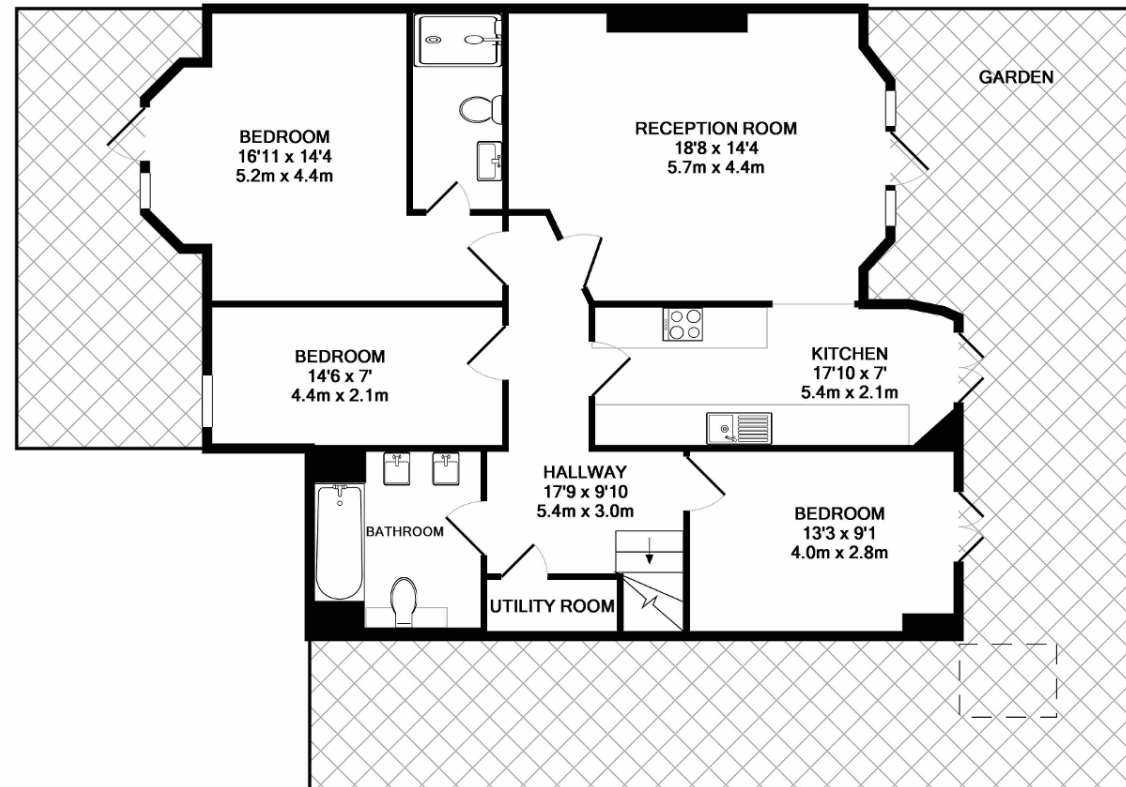


## Prince Albert Road, NW1 7ST

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A three bedroom flat located on the ground floor of this Grade 2 listed building with sole use of rear garden. This flat has been refurbished to a high standard and finished in a contemporary style. There is an integrated kitchen with granite work tops, extensive living room with wood floors and ample space to dine, leading to the rear garden with patio and barbecue area. Main bedroom with en-suite bathroom, two further bedrooms and main bathroom suite. Tenants with a small pet considered.

Prince Albert Road has a superb Primrose Hill location and is within a short walk of it's open spaces, the Village with it's unique vibe and excellent range of independent shops, restaurants, bars and cafes. Other local attractions include Regents Park and night spots of Camden. The tube stations at Chalk Farm and Camden Town are also close to hand.



GROUND FLOOR  
APPROX. FLOOR  
AREA 41 SQ.FT.  
(3.8 SQ.M.)

BASEMENT LEVEL  
APPROX. FLOOR  
AREA 1013 SQ.FT.  
(94.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 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.



## 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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