



Shepherdess Walk, N1 7QD

£2,600 per month | 3 Bedroom Maisonette





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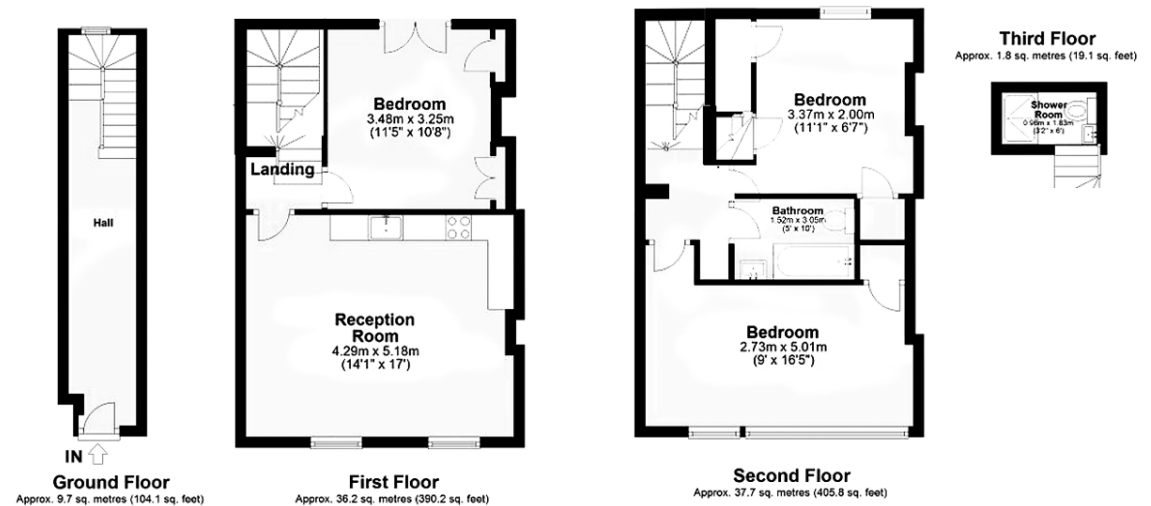
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A well appointed three bedroom maisonette arranged over the 1st and 2nd floors of this attractive period building on Shepherdess Walk. Access is via your own entrance with a beautiful hallway leading up to the ample living room on the first floor with space to dine, wood floors and integrated kitchen with granite worktops. This home is offered with bright, neutral decor, retains many period features and finished in a contemporary style.

Bedroom with fitted storage, on the second floor is the bathroom, bedroom 2 with wood floors and fitted storage and bedroom 3 with en-suite shower.

Shepherdess Walk has a central Hoxton location and is within a short walk of Angel or Old Street Tube stations. The area is well served by an extensive network of local bus routes and Hoxton Overground station.

Other local attractions include Hoxton Street Market, the open spaces of nearby Shepherdess Walk Park, Shoreditch Park and the renowned nightlife with a great choice of restaurants and bars is also close to hand.



TOTAL APPROX. GROSS AREA 920 SQ.FT. / 85.7 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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