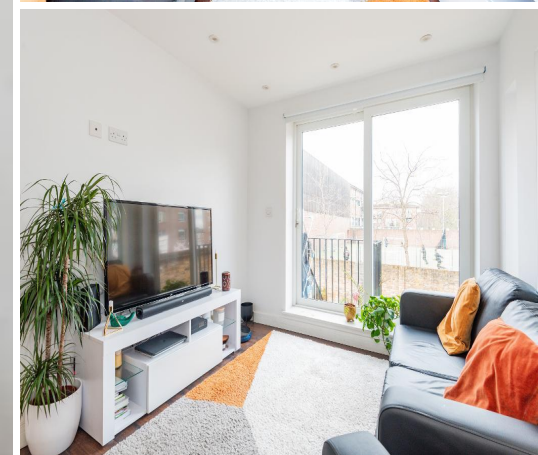




Trafalgar Street, SE17 2TP

£1,950 per month | 2 Bedroom Flat





Trafalgar Street, SE17 2TP

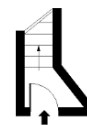
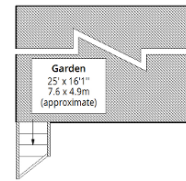
£1,950 per month | 2 Bedroom Flat

A two bedroom flat located on the 1st floor. This refurbished flat offers a well proportioned living room with space to dine , leading out to the rear garden. There is an integrated kitchen with all appliances and granite worktops. Main bedroom with en-suite and ample second bedroom. The flat has underfloor heating, video entryphone and double glazing.

Trafalgar Street is in the heart of vibrant Walworth. The area is well served by local transport with Elephant and Castle tube and rail station just a short walk away. There are a wide range of restaurants, bars and shops and cafes in the newly developed Elephant Park. Other local attractions include nearby Kennington Park, Bermondsey Square Antiques Market, Borough Market and Mercato Metropolitano food market.

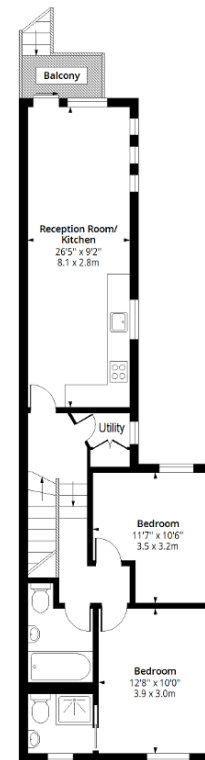
Trafalgar Street

Approx. Gross Internal Area 716 Sq Ft - 66.52 Sq M (Excluding Balcony)
Approx. Gross Internal Area 742 Sq Ft - 68.93 Sq M (Including Balcony)



Ground Floor
Entrance

Floor Area 24 Sq Ft - 2.23 Sq M



First Floor

Floor Area 692 Sq Ft - 64.29 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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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.

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).

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		