



Lakeside Drive, NW10 7FT

£1,800 per month | 2 Bedroom Flat





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A substantial two bedroom apartment located on the 1st floor of this recently constructed development. This apartment offers a well proportioned living with wood floors and space to dine, integrated kitchen with all appliances leading out to a sunny private terrace.

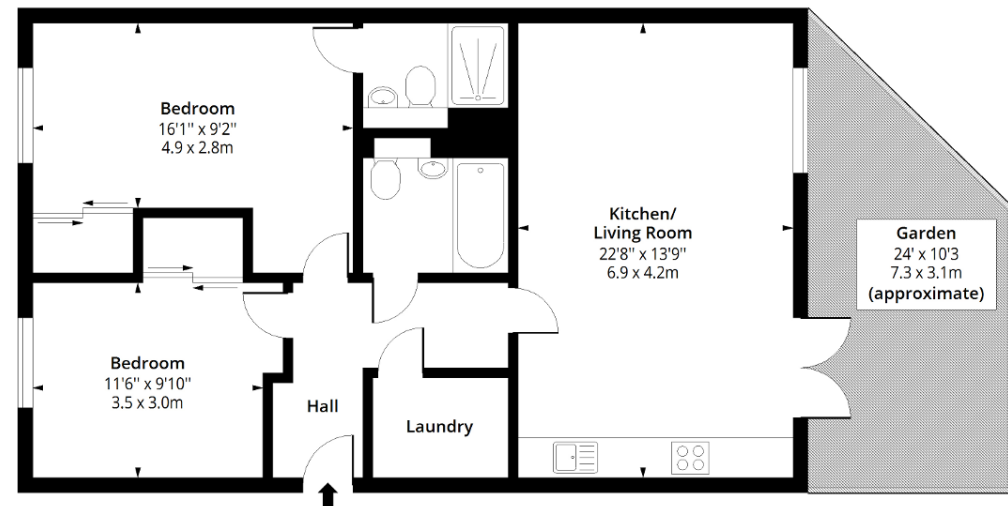
Main bedroom with fitted wardrobes (en-suite), second bedroom with fitted wardrobes, bathroom and large storage/cloakroom. On site amenities include an air-conditioned gym with terrace overlooking the communal gardens and lake, allocated underground parking, bicycle storage and lift.

Falcondale Court is just a short walk from Park Royal tube, bus routes and local supermarkets. There is a good selection of restaurants and bars in the vicinity with the infamous Medusa Lounge being a local favourite.

The development is set within its own grounds with walkways for residents to enjoy the communal gardens and lake.

Falcondale Court, Lakeside Drive,

Approx. Gross Internal Area 861 Sq Ft - 79.99 Sq M



First Floor

Floor Area 861 Sq Ft - 79.99 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.



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

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	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		