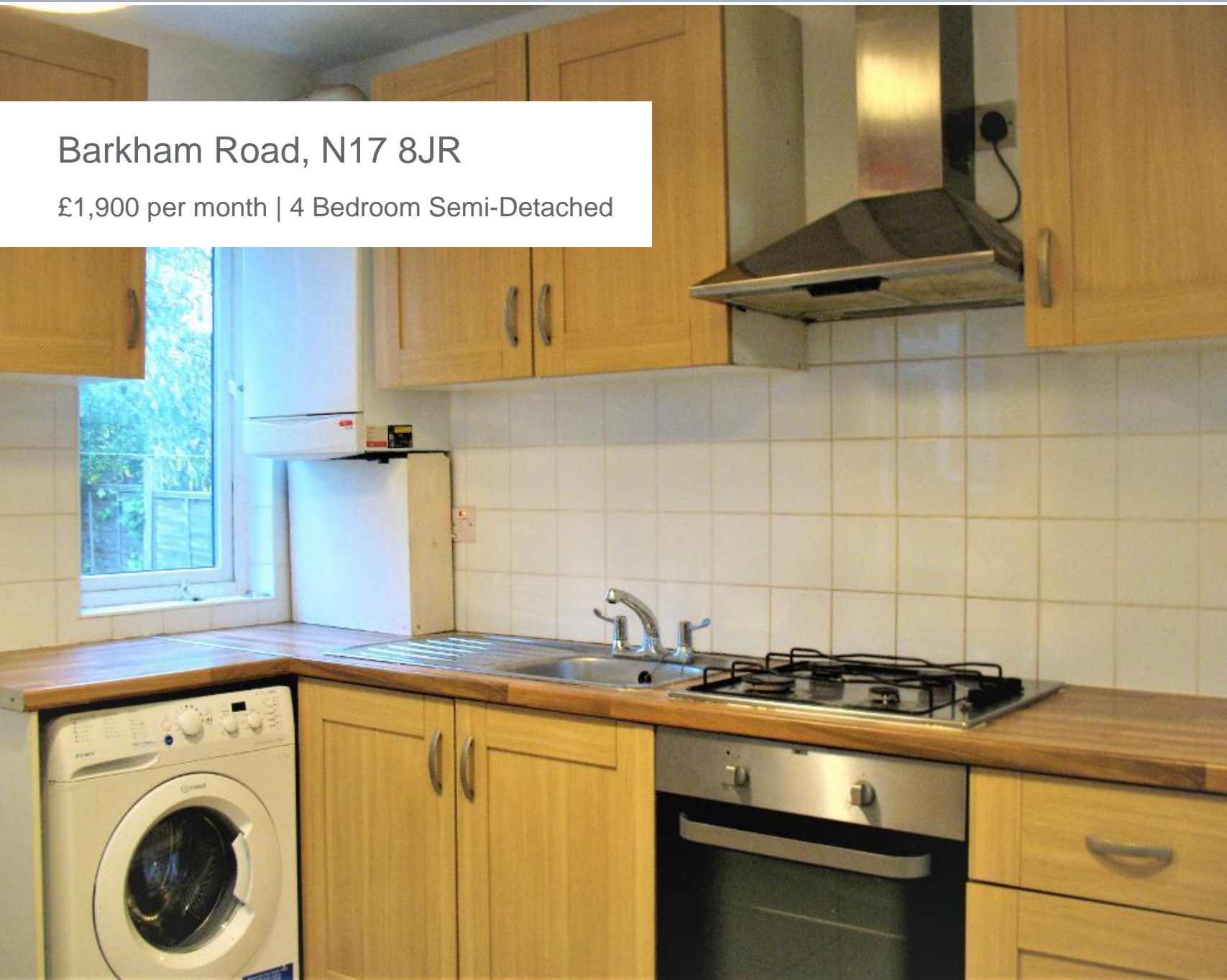




## Barkham Road, N17 8JR

£1,900 per month | 4 Bedroom Semi-Detached





## Barkham Road, N17 8JR

£1,900 per month | 4 Bedroom Semi-Detached

A four bedroom semi detached house offered in good decorative condition. Entrance hall with new carpets, bedroom 4, well proportioned living room with laminate floor, leading to the kitchen with space to dine facing the rear garden. On the 1st floor there are 3 ample bedrooms and bathroom with shower. This home has been modernised with bright, neutral décor, new carpets and features double glazed windows and gas central heating.

Barkham Road is located off White Hart Lane, within a short walk to shopping facilities of Tottenham High Road. The area is well served by local transport with White Hart Lane rail station offering convenient access to Liverpool Street in just 21 minutes and numerous local bus routes. The leisure facilities at the New River Sports Centre are close by. Other local attractions are Bruce Castle Park with its Museum and tennis courts.



## 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		87  B
69-80	C		
55-68	D	64  D	
39-54	E		
21-38	F		
1-20	G		