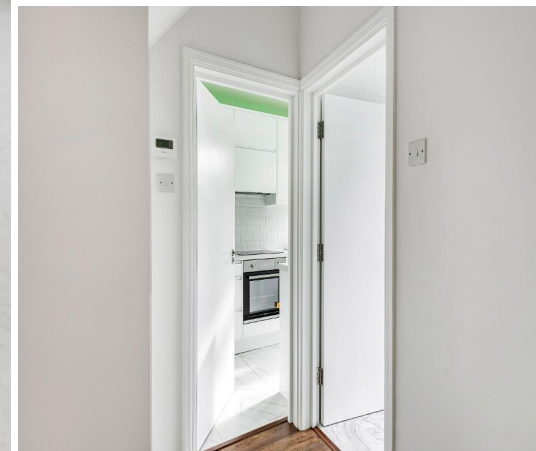
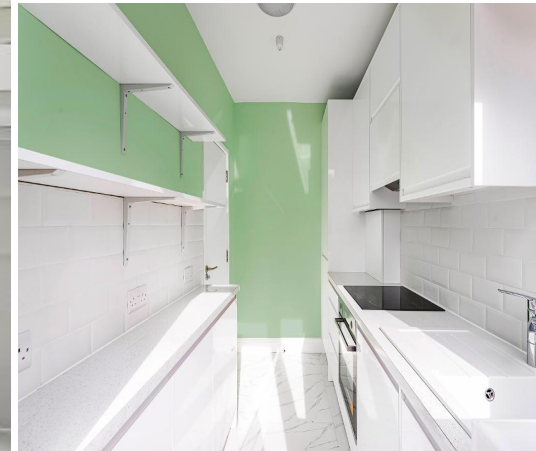
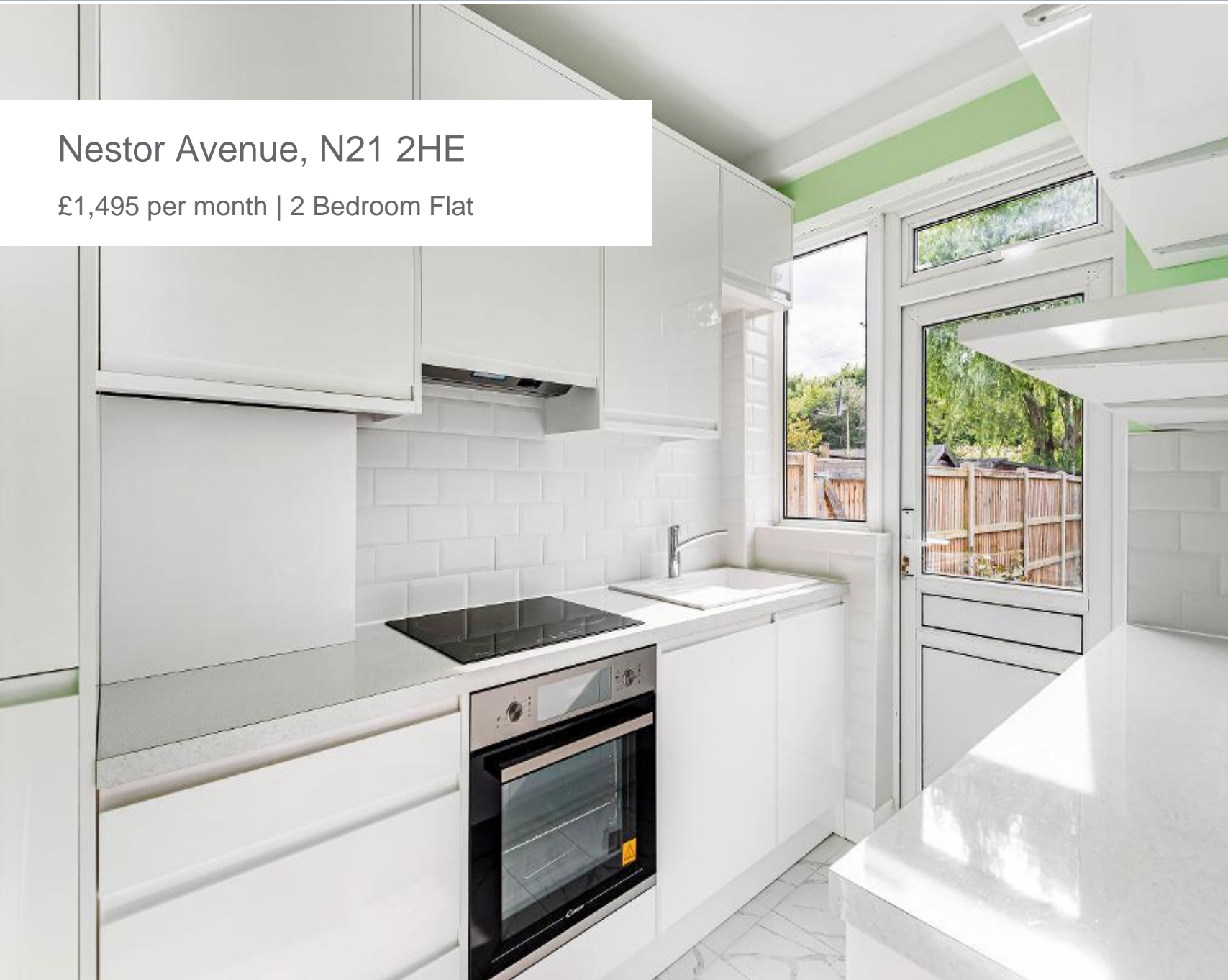




Nestor Avenue, N21 2HE

£1,495 per month | 2 Bedroom Flat





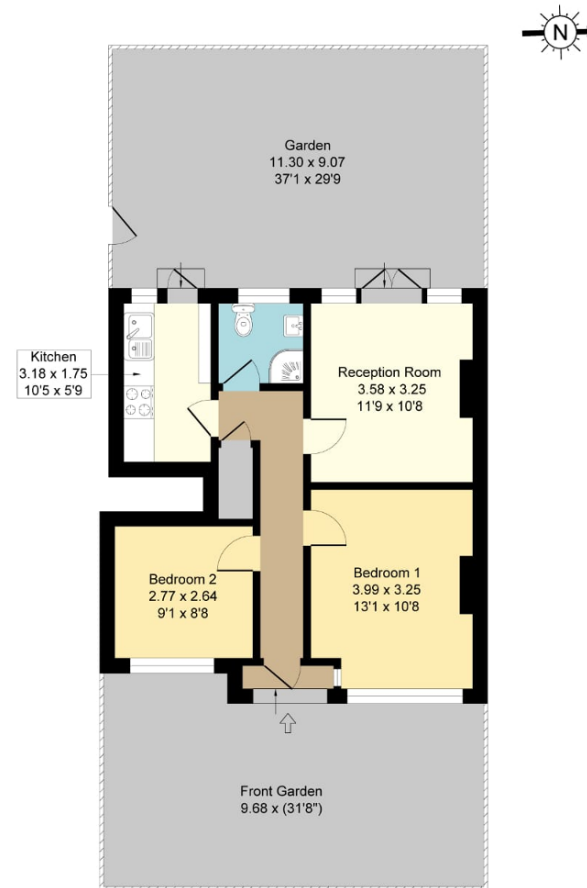
Nestor Avenue, N21 2HE

£1,495 per month | 2 Bedroom Flat

A refurbished two bedroom flat located on the ground floor. This flat features a separate integrated kitchen, two ample bedrooms, luxury bathroom and living room with space to dine. The flat also features its own entrance and well presented front and rear gardens.

Nestor Avenue is a quiet street located just moments from the local shops and Grange Park rail station (direct access to Moorgate 40 minutes). There are a range of good local schools in the vicinity, with the main shopping at Enfield Town close to hand. Other local attractions are the two golf clubs of Bush Hill Park and Enfield.

13 Nestor Avenue, N21



Total Area: Approx. 50.67 Sq . Meters (545 Sq. Feet)
For illustration purposes only - not to scale



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		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		