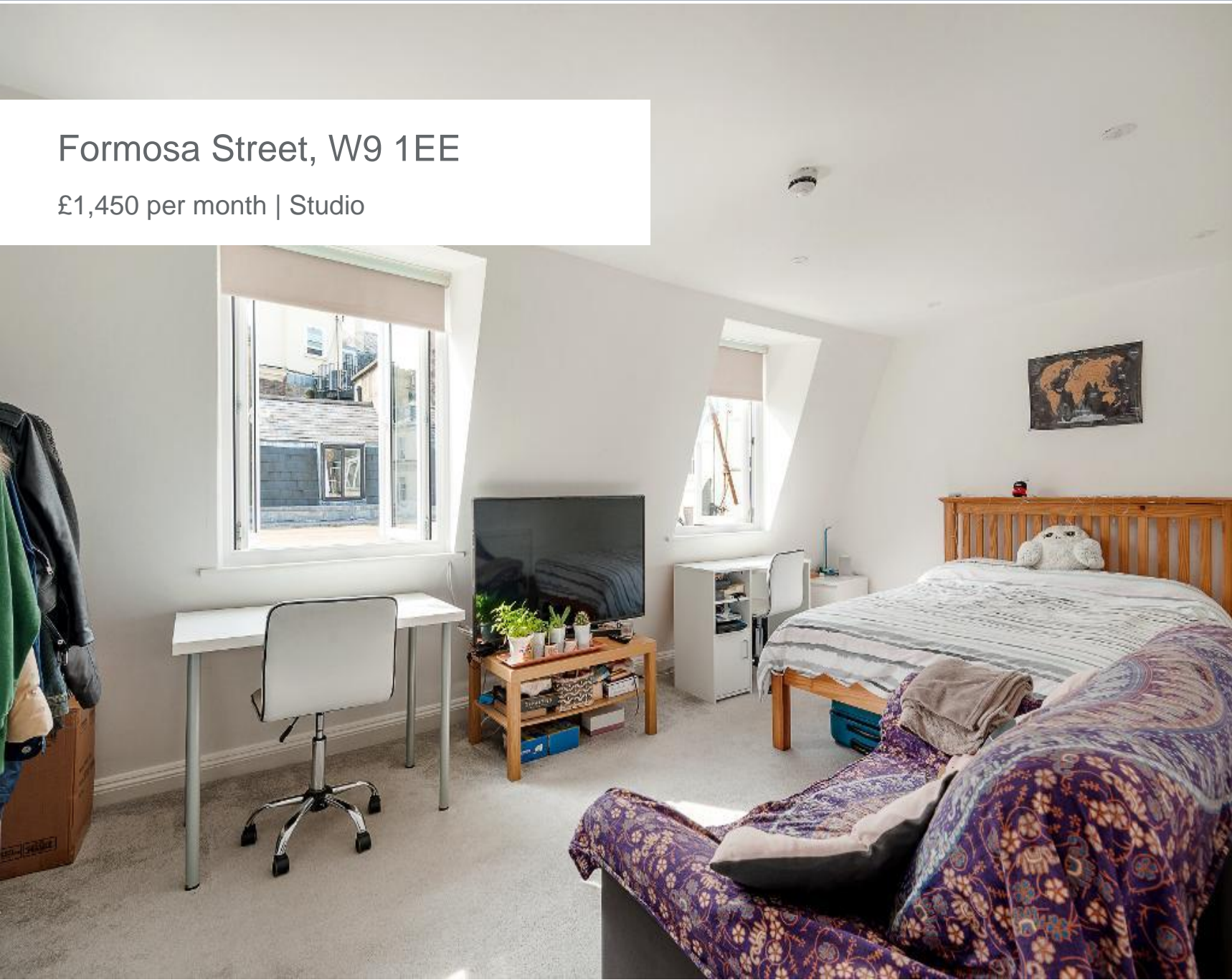




Formosa Street, W9 1EE

£1,450 per month | Studio





Formosa Street, W9 1EE

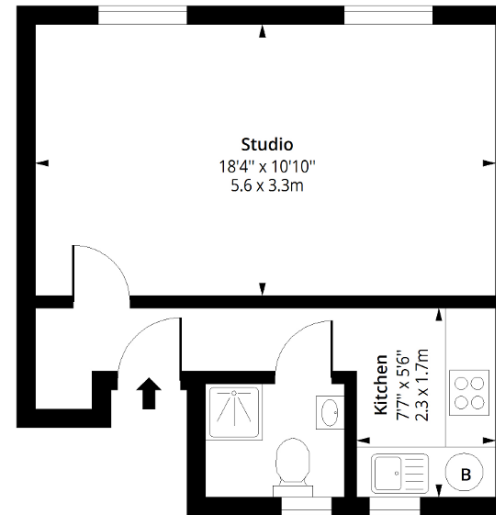
£1,450 per month | Studio

A refurbished studio set on the top floor of this very well maintained building on Formosa Street. This flat features a bright and airy studio room with ample space for dining, storage and sleeping area. There is a separate kitchen with washer dryer, LED lighting throughout, luxury shower room, new carpets, video entry phone, double glazing and gas central heating.

Formosa Street has a fabulous Maida Vale location, just moments from Warwick Avenue Tube Station and the extensive network of local bus routes. There are several independent local shops in the immediate vicinity with an excellent choice of cafes, restaurants and bars. Further shopping is available on nearby Clifton Road. Local highlights include Regents Canal and the open spaces of Paddington Recreation Grounds with its wide range of leisure facilities.

Formosa Street, W9

Approx. Gross Internal Area 312 Sq Ft - 28.98 Sq M



Third Floor

Floor Area 312 Sq Ft - 28.98 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.

lpaplus.com



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 + VAT 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 + VAT 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		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		