



Formosa Street, W9 1EE

£1,560 per month | 1 Bedroom Flat





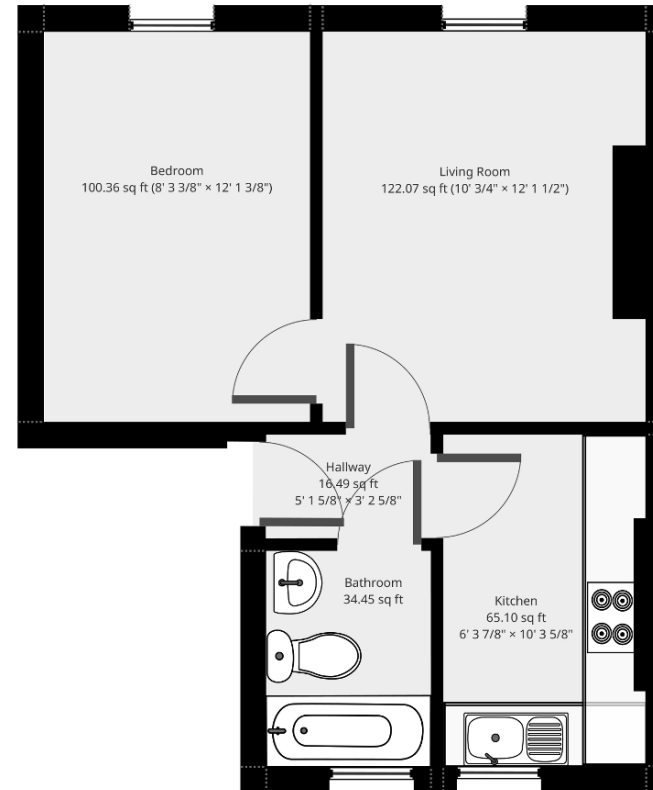
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A refurbished one bedroom flat set on the 1st floor of this well maintained building. This flat retains many period original features to include high ceilings and sash windows. Presented with neutral decor, new carpets, a separate kitchen with space to dine and low voltage LED lighting throughout.

Located just 2 minutes from Warwick Avenue tube on the Bakerloo line (zone 2) and close to the independent local shops on Clifton Road to include a Tesco supermarket. Formosa Street also has its own small parade of local shops and cafes and is within easy reach of Regents Canal and Paddington Recreation Grounds with its wide range of leisure facilities.

FIRST FLOOR



**TOTAL APPROX AREA
338 SQ/FT (31.4 SQ/M)**



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.

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