



Formosa Street, W9 1EE

£1,395 per month | 1 Bedroom Flat



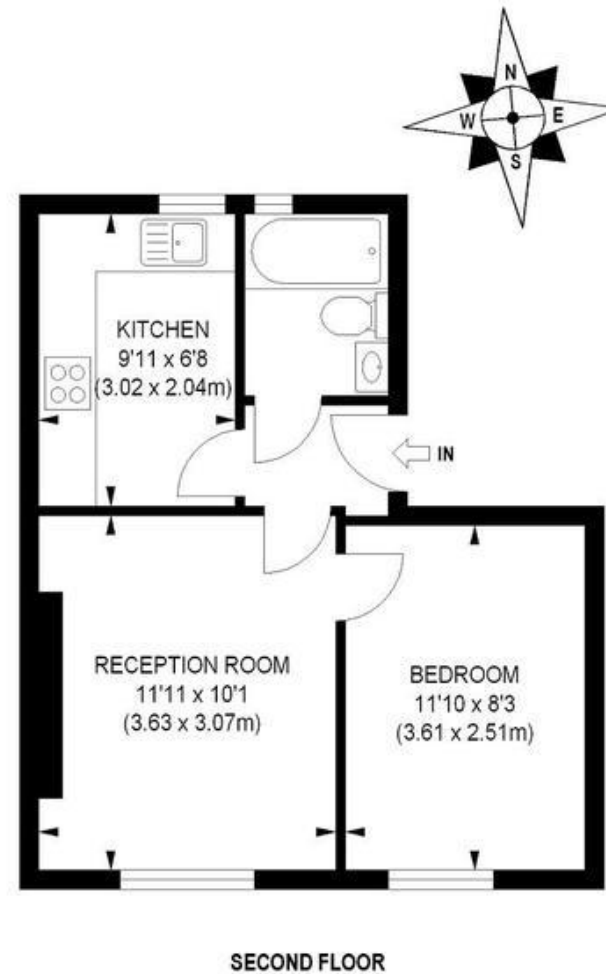


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A refurbished one bedroom flat located on the second floor of this very well maintained period building. This bright and airy flat has a separate integrated kitchen, a modern bathroom, living room with space to dine, bedroom with fitted wardrobes. Fitted with new carpets and finished with bright, neutral decor retaining many period features to include high ceilings and sash windows.

Formosa Street has a superb location being just a moments walk from Warwick Avenue tube with access to either The Heathrow Express and Central London less than 10 minutes away. There is also a good selection of local shops, bars and restaurants in the immediate vicinity with further shopping on nearby Clifton Road. The picturesque Regents Canal is just a short walk away, other local attractions are the Paddington Recreation Grounds with its excellent range of leisure facilities.



APPROX. GROSS INTERNAL FLOOR AREA 349 SQ FT / 32 SQ M



Tenant Terms & Fees

Tenancy fees and terms for tenants - Short Lets:

- Administration Fee £100 inclusive of VAT per property.
- 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 £100 + VAT per person
- Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held by Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

Tenancy fees and terms for tenants - Long Lets:

An administration fee of £300 will be payable upon creation of a legally binding tenancy agreement. Should you wish to terminate your tenancy before the end of the 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 Estates Limited will draw up a tenancy agreement for signature by all parties. An administration fee of £100 will be charged for this service.

An administration fee of £25 will be charged for each letter sent by Ashmore Estates Limited regarding late or non-payment of rent or administration charges.

An administration fee of £130 is applicable to all Guarantor tenancy applications.

