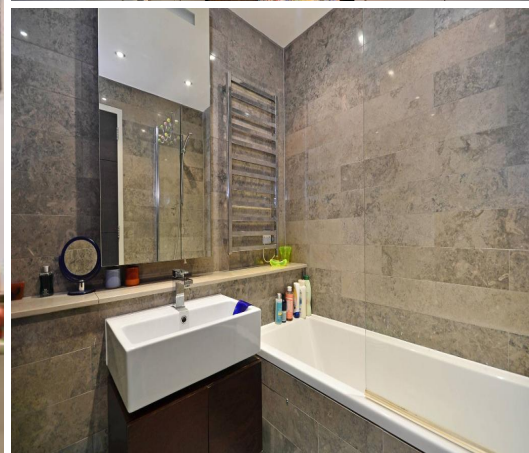
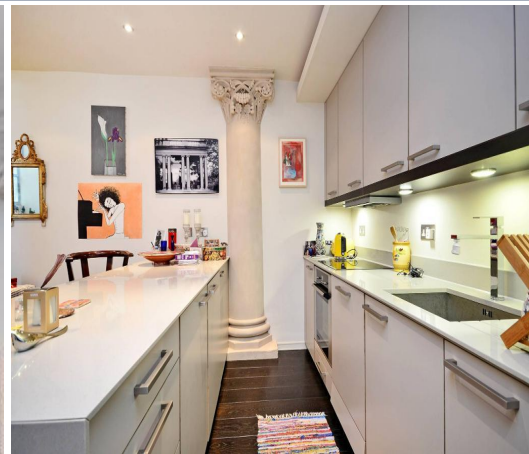




All Souls Church, 152 Loudoun
Road, NW8 0DH
£2,384 per month | 1 Bedroom Flat



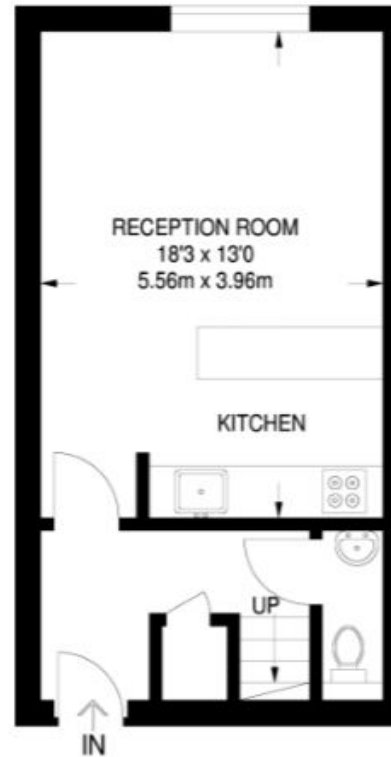


All Souls Church, 152 Loudoun Road, NW8 0DH

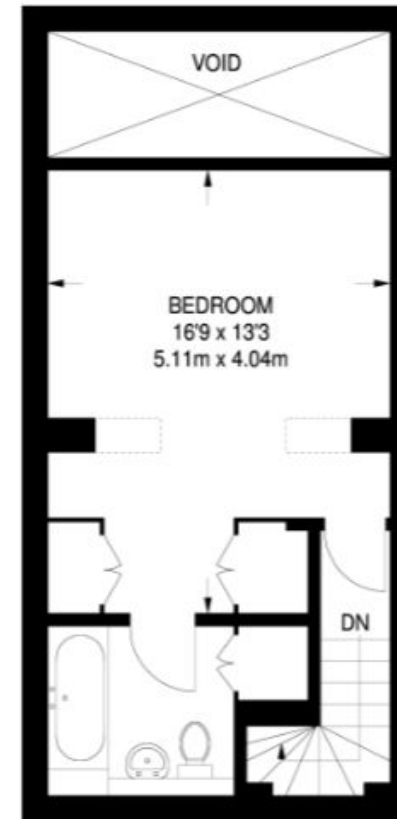
£2,384 per month | 1 Bedroom Flat

A spacious one bedroom apartment located within a beautiful church conversion on Loudoun Road, retains a number of Ecclesiastical features. This apartment features a mezzanine floor, an open plan living area, modern sleek kitchen and stylish wooden flooring.

Loudoun Road is located just moments from the ideal selection of amenities of either St John's Wood or Finchley Road. Other local landmarks are the open spaces of Primrose Hill and Regents Park. In addition to great transport links close by.



GROUND FLOOR
329 SQ FT / 30.6 SQ M



**FIRST FLOOR
(EXCLUDING VOID)**
306 SQ FT / 28.4 SQ M

APPROXIMATE GROSS INTERNAL AREA
635 SQ FT / 59.0 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.

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