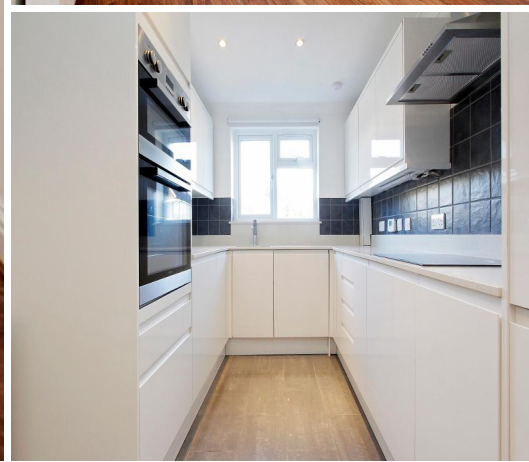




59 Southbourne Crescent, NW4 2JX

£1,650 per month | 2 Bedroom Flat





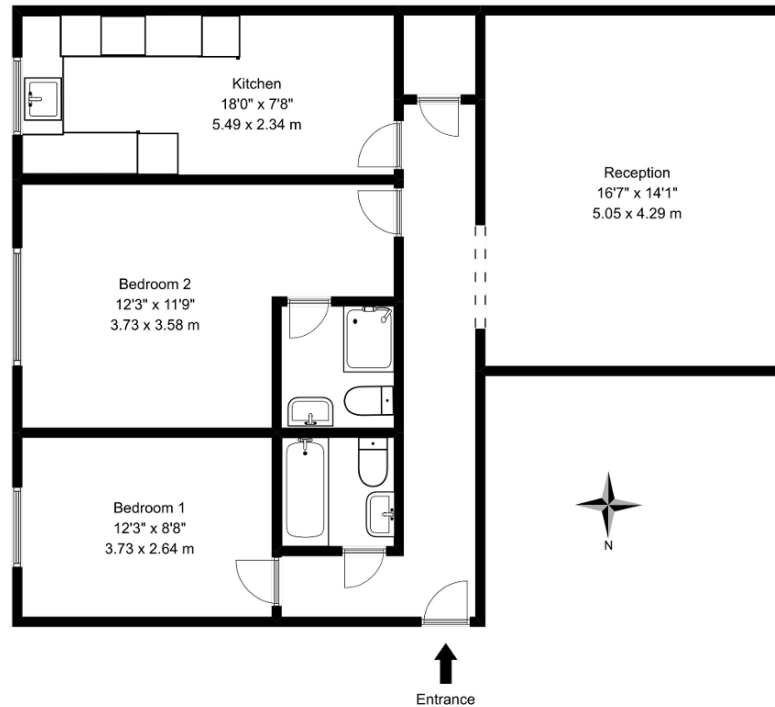
## 59 Southbourne Crescent, NW4 2JX

£1,650 per month | 2 Bedroom Flat

Newly refurbished two bedroom flat located on the first floor of a well located purpose built block. This home offers a modern integrated kitchen/breakfast room with fitted appliances, granite worktops. There is a well proportioned living room with space to dine and wooden flooring. Modern bathroom and en-suite shower room adjoining the master bedroom. On site amenities include video entry phone, secure allocated underground parking space for one car, and a large communal patio area.

Tejas Court is located on Southbourne Crescent and within a short walk of Brent Cross tube station and the superb selection of shops at Brent Cross shopping centre. The main trunk roads of the A41 and A406 are nearby for easy commuting in and around London.

Approx. Gross Floor Area: 77.5 sq. meters • 834 sq. feet



### 1st Floor

For illustrative 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 + 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).

