



Trafalgar Street, SE17 2TP

£1,950 per month | 3 Bedroom Flat





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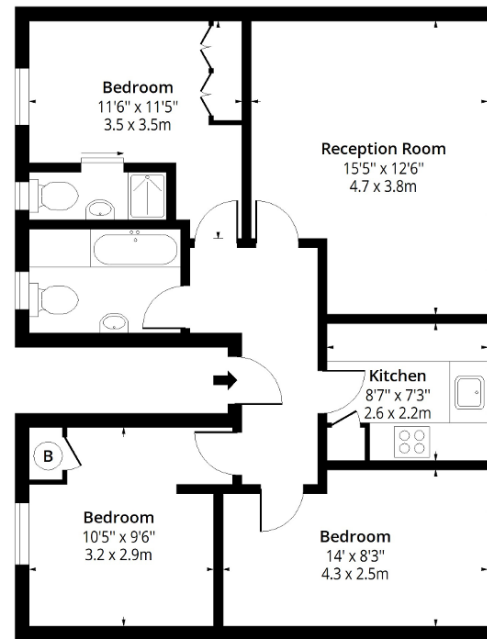
A refurbished three bedroom flat located on the second floor of this well maintained terraced building. Offered with bright, neutral decor, this flat features main bedroom with en-suite shower, and two further bedrooms with fitted wardrobes.

Living room with space to dine, integrated kitchen with granite worktops, bathroom, wood floors and under-floor heating and video entryphone.

Trafalgar Street is in the heart of vibrant Walworth. The area is well served by local transport with Elephant and Castle tube and rail station just a short walk away. There are a wide range of restaurants, bars and shops and cafes in the newly developed Elephant Park. Other local attractions include nearby Kennington Park, Bermondsey Square Antiques Market, Borough Market and Mercato Metropolitano food market.

Trafalgar Road

Approx. Gross Internal Area 720 Sq Ft - 66.89 Sq M



Second Floor

Floor Area 720 Sq Ft - 66.89 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.



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.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		