



Willow Road, NW3 1TS

£2,275 per month | 1 Bedroom Flat





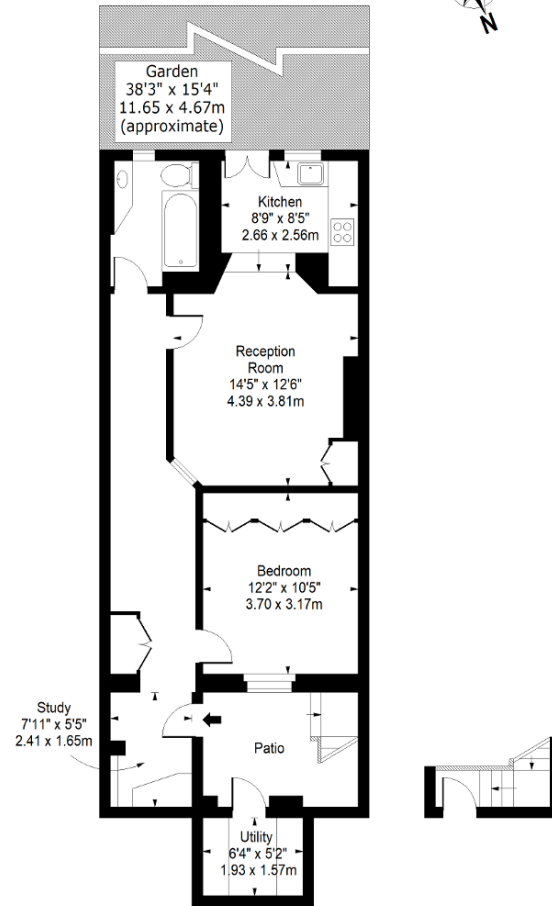
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£2,275 per month | 1 Bedroom Flat

One bedroom flat located on the lower ground floor with private entrance. This flat is offered with wood floors and contemporary decor. There is an ample bedroom with fitted storage, living room with space to dine and kitchen that leads out to a private rear garden.

Willow Road is located in the heart of Hampstead Village and just moments from the green spaces of The Heath, local shops on the High Street and the Tube. The shops and cafes of South End Green are also close to hand.

Willow Road
Approx. Gross Internal Area 796 Sq Ft - 73.95 Sq M



Lower Ground Floor Floor Area 773 Sq Ft - 71.81 Sq M **Ground Floor** Floor Area 23 Sq Ft - 2.14 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.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		