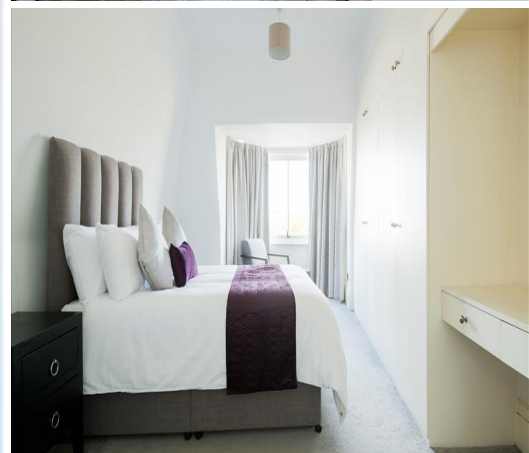
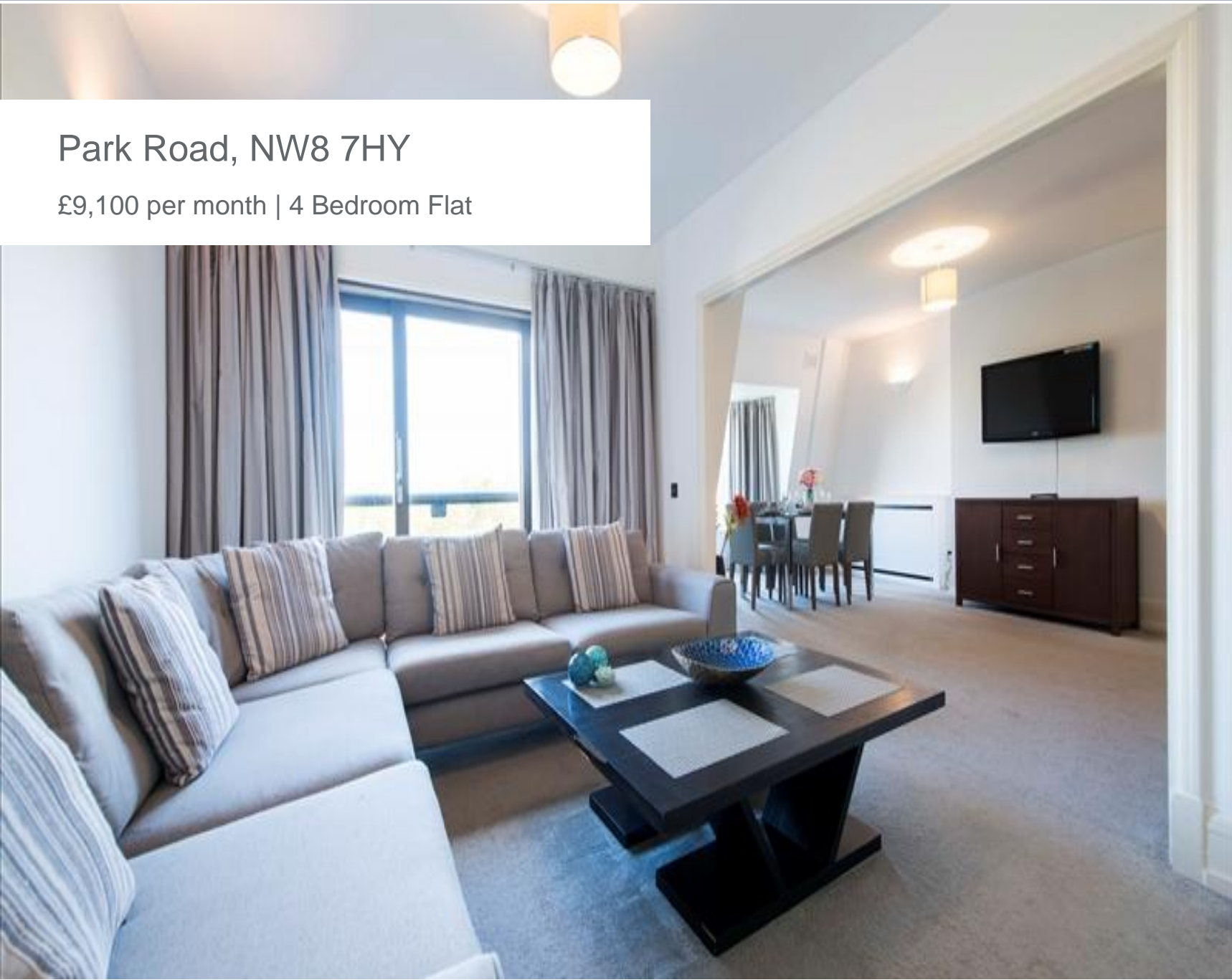




Park Road, NW8 7HY  
£9,100 per month | 4 Bedroom Flat





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£9,100 per month | 4 Bedroom Flat

The penthouse is set over 2114 ST FT. It comprises a large dual aspect reception/dining room benefiting from a south-facing private balcony with magnificent views over Regents Park, a master bedroom with en-suite bathroom, three further bedrooms with en-suite bathrooms, a kitchen, guest bathroom, and a cloakroom.

The apartment offers easy access to the famous Lords Cricket Ground, and the open spaces of Regent's Park, along with all the local shops, bars, and restaurants located on St John's Wood High Street.



## 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).

