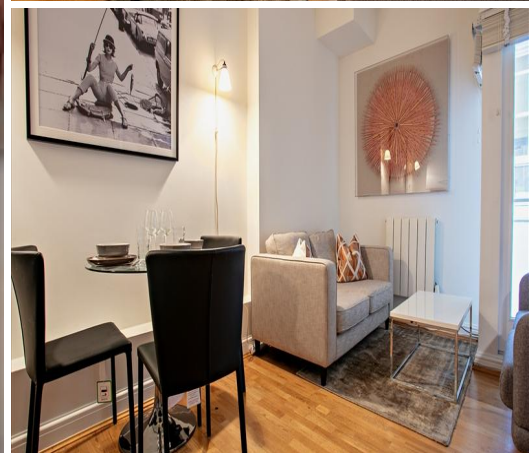




39-41 Nottingham Place, W1U 5LU

£2,817 per month | 1 Bedroom Flat





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£2,817 per month | 1 Bedroom Flat

A newly interior designed duplex apartment with private outside space rarely available to the market. This 450 sq ft ground/lower ground floor, one bedroom patio apartment in this red brick period apartment building is in the heart of fashionable Marylebone. Comprising reception room with door to a small balcony and an open plan kitchen.

Situated to the west of Marylebone High Street and immediately south of Marylebone Road and Regent's Park, these gorgeous W1 apartments are close to higher education institutions like The University of Westminster, University of London, Slade School of Fine Art and British American College.

Also within walking distance are two underground stations - Baker Street Tube station (served by the Jubilee, Bakerloo, Hammersmith and City lines) and Regent's Park Tube station (served by the Bakerloo line).



Ground Floor



Lower Ground Floor



## 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.

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Tenant/Occupant change Fee £50 + VAT per person

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