

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Coningham Road, London, W12 8BS**

**Basement Flat**

**Open Plan Lounge/Kitchen**

**Two Bedrooms**

**£2,150 PCM**

**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

A fantastic opportunity to rent this lower ground floor flat located on this prime residential street  
Comprising of two bedrooms, open plan lounge/kitchen and a three piece bathroom.

Other benefits include gas central heating, double glazed windows and private rear garden

Offered unfurnished and available mid-November

Coningham Road

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft

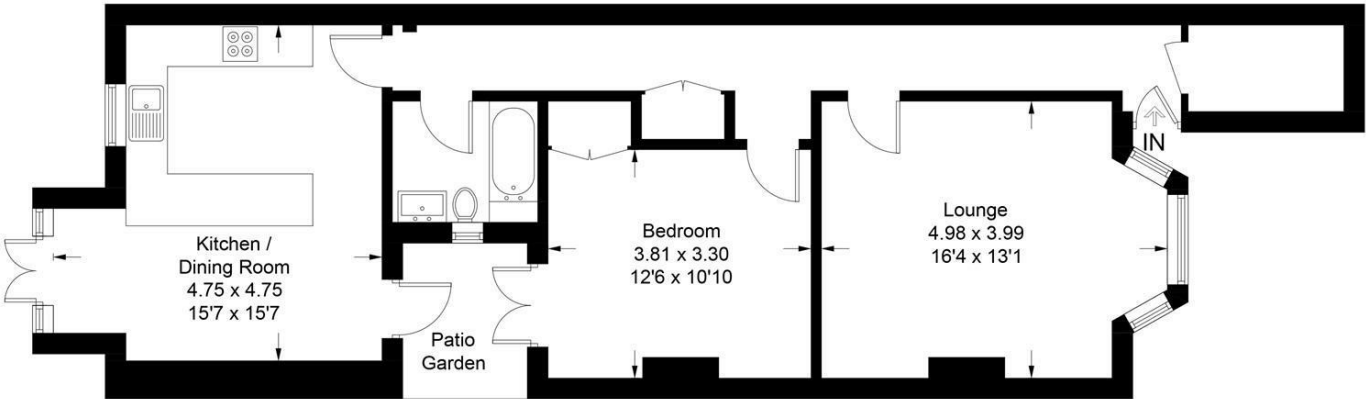


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1156045)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
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| (21-38) <b>F</b>                                                |                         |           |
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EPC RATING:

Fees:

Information for Tenants: Properties in England

Relevant letting fees and tenant protection information

In addition to paying rent for the property, you may also be required to make the following permitted

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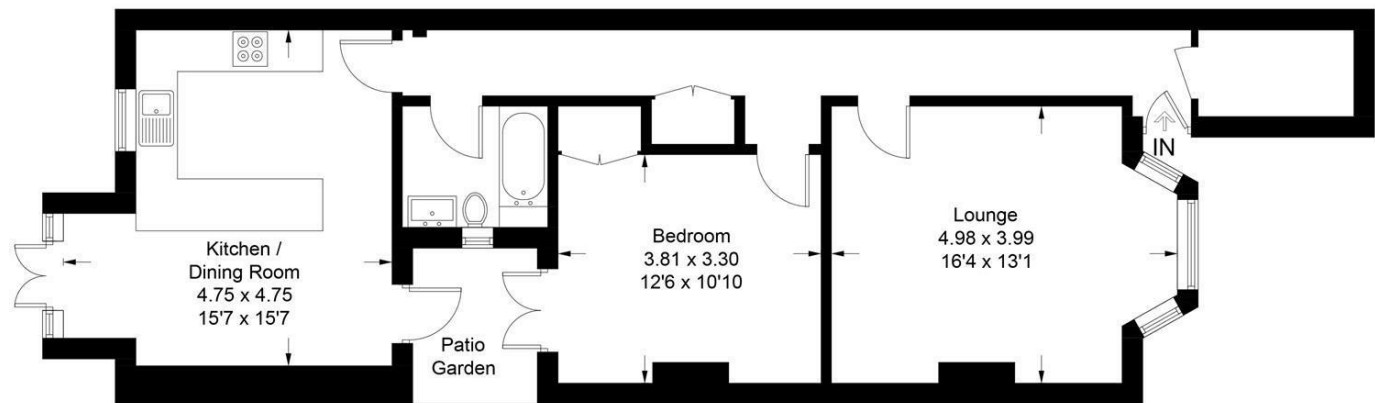


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payments:

Before the tenancy starts:

- Holding Deposit: 1 week’s rent or £150
- Deposit: 5 weeks rent (or in the case of rental income of more than £50,000 per annum 6 weeks rent).

During the tenancy:

- Payments to other third parties: such as Council Tax, utilities or payments for communications services;

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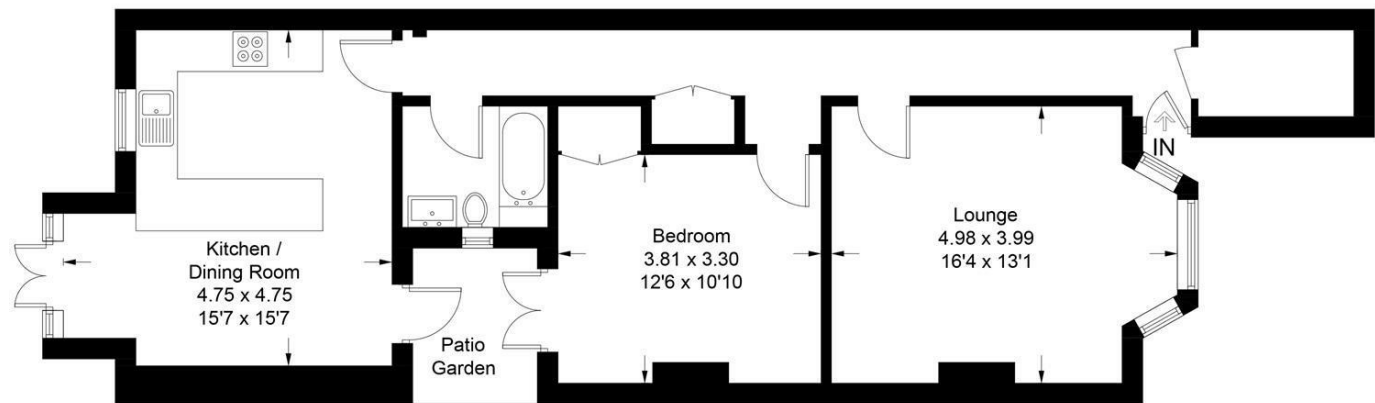


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- Default Charges: such as payments for the replacement of lost keys or interest on overdue rent; and
- Tenancy Transaction Charges: such as requests to vary or assign the tenancy.

Tenant Protection

Stapleton Long is a member of the Royal Institution of Chartered Surveyors (RICS) which is a client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the agent’s website or by contacting the agent directly.

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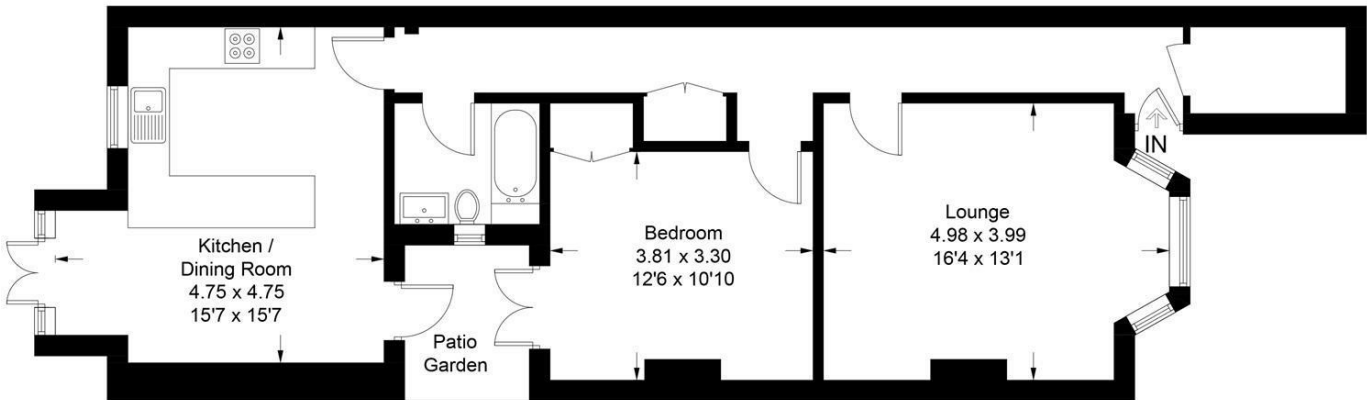


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