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Situated in a modern block but aesthetically finished in a traditional manner to fit in with the historic surroundings of this grade II listed riverside development ticks all the boxes

Burrells Wharf is a private development with a 24hr Concierge, Swimming pool and Gym. People who come to live at Burrells stay at Burrells and from your first view you will know why.

Rent: £2400 pcm
Holding Deposit: £553.84
Deposit: £2,769.23
Minimum term: 12 months
EPC Grade: C
Council tax band: E
Available 15th July.

Holding Deposit (per tenancy) — One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). One weeks holding deposit is worked out as the rent amount x 12 / 52.

Security Deposit (per tenancy. Rent under £50,000 per year) — Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 5.

Security Deposit (per tenancy. Rent of £50,000 or over per year) — Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy. The deposit is worked out as rent amount x 12 / 52 x 6.

Unpaid Rent Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request) — £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) — £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting





- 2 Good size Bedrooms
- Central heating included
- Private gated community
- 24 Concierge
- Available from July 15th
- Short Walk to Mudchute and Island Gardens DLR



THE AGENT ON THE QUAYS

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