





A spacious one-bedroom home found within the popular Grade II listed, riverside development - Burrells Wharf Square. Situated perfectly within a comfortable and private development with the perks of being only 15 minutes away from the busy Canary Wharf estate, boasting a

A spacious one-bedroom home found within the popular Grade II listed, riverside development - Burrells Wharf Square. Situated perfectly within a comfortable and private development with the perks of being only 15 minutes away from the busy Canary Wharf estate, boasting a choice of boutique shops, bars and restaurants.

The apartment features a well furnished, separate living space with a private balcony & fitted kitchen, a large bedroom space with suitably sized storage furnishings and a bathroom tiled floor to ceiling.

Burrells Wharf Square features an array of facilities including a 24-Hour Estate Office, allocated & visitors parking, gym & pool, communal BBQ courtyard and a choice of transport links on your doorstep such as the Thames Clipper from Mast House Terrace Pier.

Available immediately.

Rent: £1750 pcm

Holding Deposit: £403.84

Deposit: £2019.23

Minimum term: 12 months

Available: June 2025

EPC Grade: D

Council tax band: D

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.

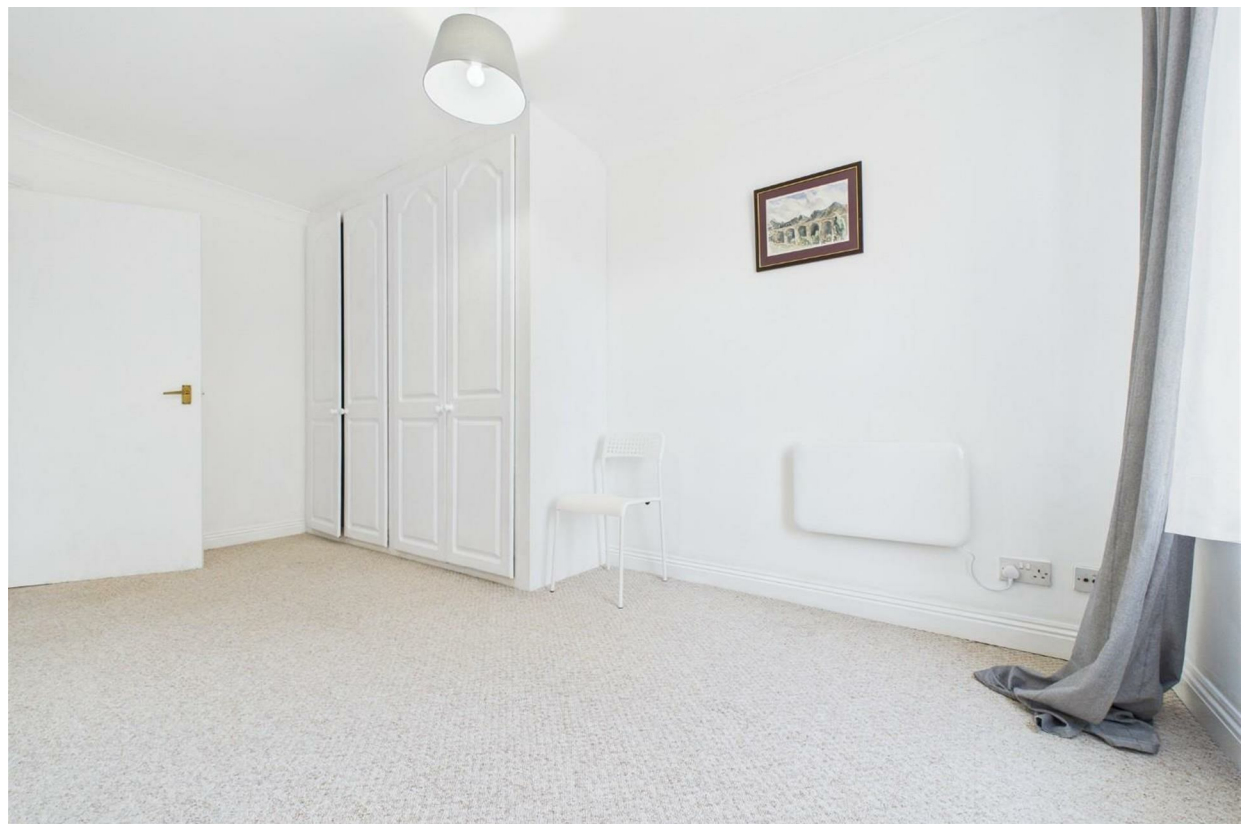
Lost Key(s) or other Security Device(s) Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring 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





- Unfurnished
- Underground parking
- 24 hour concierge
- Grade II listed development
- Gym & sauna
- Pool & jacuzzi
- Close to DLR stations & bus routes
- Available Now



THE AGENT ON THE QUAYS

Company Reg Number: 08789210 - Registered Office: 12, Station Court, Station Approach, Wickford, Essex, SS11 7AT

