





Bright Riverside Double Room – All Bills Included – Minutes from Canary Wharf

A spacious double bedroom is available in a modern riverside 5-bedroom house share within a private square, just a short walk from Mudchute DLR. The property is shared with other professionals and offers access to a communal living area, fully equipped kitchen, bathroom and a private garden, providing a peaceful and welcoming home environment.

The room comes fully furnished with IKEA furniture including a double bed, side table, desk and chair, drawer unit and fitted double wardrobe, and benefits from wooden flooring. Rent includes all bills such as electricity, gas, water, council tax, service charge and Virgin Media Gig1 broadband, with utilities capped monthly.

This exceptionally well-connected location is only five minutes from Mudchute DLR and just moments from the Thames Clippers ferry at Masthouse Terrace, offering excellent links to Canary Wharf, the City and the West End. Local shops, takeaways, a post office and a medical centre are all nearby, with Asda supermarket just a kilometre away and Greenwich easily reached through the foot tunnel.

Rent: £945 pcm
Holding Deposit: £242.30
Deposit: £945
Minimum term: 12 months

Available 24th September

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





- Riverside house in private square shared with other professionals.
- Private garden
- Shared use of kitchen and dinning area
- Virgin Media Gig1 broadband
- Rent includes all bills
- Ikea furniture
- Easy access to Canary Wharf, City and West End.
- Nearest bus stop - 200m



THE AGENT ON THE QUAYS

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