



Greyhound Road, W6

**£445 per week
£1,929 pcm**

Beautifully presented two bedroom split-level flat
Highly sought after road * Spacious reception room * Well fitted kitchen
Available Now * Furnished * Stunning rear garden

lawsonrutter.com

Fulham 020 7731 3636

Hammersmith 020 7385 7000

West Kensington 020 7385 5020

These particulars have been prepared carefully but precise accuracy is not guaranteed and they do not constitute an offer or contract

IMPORTANT INFORMATION FOR PROSPECTIVE TENANTS

Holding Deposit Fee

Once you have found the property you wish to make an offer on we will take all offer information and require £250 + Admin & Referencing fees as holding deposit for the offer to be put forward to the landlord on your behalf. This demonstrates your commitment to proceeding with the tenancy and if the offer is at asking price we will take the property off the market until the landlord has reached a decision. If for any reason your offer is not agreed your holding deposit, admin fees & reference fees will be refunded in its entirety.

Should you change your mind and choose to no longer proceed with the property you will forfeit your holding deposit, admin fees & reference fees.

A holding deposit receipt will be issued at the time of placing a holding deposit advising what monies are required and all terms of the offer. This needs to be signed and sent back to us within 24 hours of receipt.

References

Before signing the tenancy agreement, all prospective tenants are required to undergo reference checks by a professional referencing agency as landlords will always be keen to ensure the suitability of tenants. We also require you to bring in a proof of identification and address so that we may take a copy for our files.

Paperwork and Move in Monies

Tenants must pay a 6 week security deposit which is held in a governed scheme for the duration of your contract. This security deposit is held in trust against dilapidations and or for the security that you meet the obligations laid out in the tenancy agreement and is returnable following the termination of your tenancy. Any cost for cleaning, bills, damages or loss will be deducted accordingly.

The final balance (as stated on your holding deposit receipt) is due as soon as the references are received and are 'acceptable'. The funds must be cleared by the move in date and failure to do so may result in a delay in the move in date.

All prospective tenants are required to sign the original tenancy agreement in our branch to be witnessed by a member of staff, unless otherwise agreed.

Inventories

Most properties have a related schedule of condition and contents, which is generally known as an inventory. Both a check-in and check-out is carried out for each tenancy, which is administrated by a professional inventory clerk from an independent third party company. The landlord pays for the check-in report and the tenant for the check-out report.

Utilities

These include gas, electricity, water and council tax and are the responsibility of the tenant. If for any reason you would like to change the utility providers you must seek consent from the landlord in advance.