



Inventory & Schedule of Condition

PROPERTY ADDRESS

Flat 17
2 Kew Bridge Road
Brentford
TW8 0FA

1 Bed Unfurnished Apartment

PHOTO GALLERY

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CONDUCT DATE

January 8th 2026 16:00

PRODUCED BY

Mark Eke

ON BEHALF OF

Jo O'Sullivan

Contents

Disclaimers

Areas

Schedule of Condition

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Disclaimers

Inventories

This inventory presents a precise record of the contents and condition of the property in question on the date the inventory was taken. It is the responsibility of the tenant, landlord and respective agent to agree on the accuracy of this report. Sunrise Inventories cannot be held responsible for any errors or omissions. Any amendments should be submitted online or via your Managing Agent directly. The inventory has been prepared on the principle that if the 'condition' column is left blank then the item is free from obvious defects, damage or soiling. Sunrise Inventories do not undertake to remark on any structural defects. Sunrise Inventories cannot attribute as to the value of any objects at the property. Sunrise Inventories will not move any large or heavy items, nor describe the contents and condition of any unattainable areas such as basements and lofts. We cannot inspect items put away in such a manner that they cannot be taken out easily to be examined. Any items left in locked rooms or cupboards are the sole responsibility of the Landlord and will not be included in this inventory. All descriptions within this inventory are for identification purposes only. At the time of Check Out a comparison will be made between the original inventory and the state of the property and contents at the commencement of the tenancy. Any electrical appliances tested will be for power only and this will only be carried out where practical. Boilers, gas fires, water supply, and radiators are not tested. With electrical appliances tested, an account will not be given as to the efficiency or safety of the items. We merely state that such an item exists at the property and its current condition. Other areas such as garden, garages, lofts, basements and garden sheds, will only be checked upon instruction. Sunrise Inventories do not undertake to comment on the exact specification of items and are not furniture specialists. The appropriate utility companies must be assigned to check any meter readings. Sunrise Inventories cannot be held accountable for any discrepancies. Should meters not be located or accessible to read then no readings will be taken and we cannot be held responsible for this. The Fire and Safety Regulations regarding furnishings, gas and electrical items alike are the responsibility of the Landlord. Where the inventory notes that an FFR label is seen this should not be interpreted as the item complies with the furniture and furnishings (Fire) (Safety) (Amendments) 1993. It is merely a record that the item had a label as described or similar to that detailed in the guide to the regulations as published by the Department of Trade and Industry, January 1997 (or subsequent edition), attached at the time the inventory was compiled.

Check outs

It is most important that all cleaning has been completed prior to this time and that all personal items have been removed. The property must be ready to be handed over along with the keys at the appointed time of the check out. If you are not ready to leave, it will not be possible to carry out the Check out and a charge for an abortive visit will be incurred. At the termination of the tenancy the inventory will be checked and any obvious or significant discrepancies will be reported to the Managing Agent / Landlord. This report will indicate whether, in our opinion, the deterioration outlined is considered Fair Wear and Tear. However the final decision made over Fair Wear and Tear will be assessed on the length of the tenancy and type of occupancy by the Managing Agent or Landlord. Where possible Sunrise Inventories will attempt to determine 'Recommended Responsibility' for changes that have occurred to the property. These recommendations will be taking into account the current state of the property, the original inventory, check-in, amendments and any other supporting documentation provided to Sunrise Inventories before the Check-Out. However, Sunrise Inventories do not have the full history of the property, the recommendations are for guidance only and so ultimately the final decision will be made by the Managing Agent or Landlord.

End of Tenancy Guide

At the end of the tenancy all personal items must be removed and cleaning must be concluded prior to the Check Out date. The property must be restored to the condition it was found on the date the tenancy commenced. The managing agent or landlord must be informed of any items removed from, or added to the property. Failure to do so may result in charges being made for the replacement of items removed. It is the tenant's responsibility to return all items to their original position at the end of the tenancy. Should items not be in their original position at Check Out and as a result the clerk lists items as 'not seen', Sunrise Inventories cannot be held responsible. Heavy items of furniture that have been moved should also be returned to their correct positions. The following notes have been written to help facilitate a problem free move at the end of your tenancy:

Cleaning must be thorough. The main areas of concern are sanitary ware, windows, hard floors, woodwork, kitchen appliances including; kitchen units, shelves, ovens, cooker hoods, refrigerators, wardrobes and drawer units, linens and bedding. It is expected that the property will be in a similar condition of cleanliness as noted in the original inventory, particularly with regard to material items. If the standard of cleaning is not satisfactory, most managing agents or landlords will employ a contract cleaner, the cost of which may be deducted from your deposit.

Carpets should be thoroughly vacuumed. Depending on the agreement and/or length of the tenancy they should be professionally cleaned. You may be charged to clean any staining or soiling. Compensatory costs may be made towards any further damage such as stains or cigarette burns. If a carpet is badly marked or damaged you may be charged for part or all of the cost of replacement.

Crockery, China and Utensils will be checked for soiling, chips, burn marks, loose handles to pans, and such like. All china, glassware, kitchen utensils etc, should be clean and accessible. Any packed away during the duration of the tenancy must be unpacked, cleaned and returned to the correct position. Decorations - It is accepted that during the course of normal day to day living a few marks and scuffs will appear on walls and woodwork. However, should the marking be found to be excessive it will be pointed out in the check-out report. For example, hooks and nails driven into walls: excessive furniture rubbings, pencil or crayon marks, tears to wallpaper, excessive damage to woodwork etc.

Beds, Bed Bases, Mattress and Pillows will be examined for staining and damage not previously recorded in the inventory. Charges will be made in the form of cleaning charges, or compensation, or a percentage of the replacement cost as appropriate. Linen and bedding, if any, should be left clean and pressed. Beds should not be made up as they need to be examined. Bedding and linen should be clean and placed neatly in the airing cupboard or appropriate room.

Polished Furniture will be checked for scratches, ring marks, burns, soiling and damage to joints and comments will be made as appropriate. Repair costs and re-polishing costs are high. It is in your interest to take steps to protect the furniture with mats etc.

Soft Furnishings - It is expected that these will be in a similar condition as at the start of the tenancy. It is in your interest to protect the furnishings as compensation charges or replacement costs may be deducted from your deposit for any damage or excessive wear incurred. Any staining, soiling or excessive discolouration will attract cleaning charges.

Gardens - If the owner has not employed a gardener at the property, you will be required to maintain the garden. This includes the cutting of lawns, weeding of beds, and maintaining the garden according to the season. This may include trimming bushes and shrubs, but it is suggested this is confirmed with the Managing agent or Landlord prior to taking action as they may need specialist treatment.

Keys listed on the inventory should be kept safely and handed back at the end of the tenancy. Should any keys be lost you may be charged replacement costs for the locks. If you have extra keys cut these should also be returned. All keys must be available and labelled clearly.

1. Schedule Of Condition

Ref	Name	Condition	Additional Comments
1.1	Overall Condition	<p>The property is a 1st floor 1 bedroom purpose built flat situated in Kew</p> <p>Overall the property is in excellent condition with only minor wear as noted</p>	
1.2	Cleanliness	<p>The property has been professionally cleaned</p>	
1.3	Flooring	<p>Good clean used condition</p> <p>Tiles intact</p> <p>Burn/singe mark to bedroom carpet</p> <p>Furniture indentations</p> <p>Furniture shading</p>	
1.4	Decorative Order	<p>Good decorative order throughout</p>	
1.5	Kitchen	<p>Good clean used condition</p> <p>Splashback panel heavily cracked behind hob</p> <p>Fittings functional</p>	
1.6	Bathroom(s)	<p>Good clean used condition</p> <p>Underside of toilet seat slightly discoloured</p> <p>Fittings functional</p>	
1.7	Windows	<p>Good clean used condition</p> <p>Functional</p>	
1.8	Curtains/Blinds	<p>Good clean used condition</p> <p>Some light fraying to edges</p> <p>Functional</p>	
1.9	Lighting	<p>Working</p> <p>1 x bulb expired to bathroom</p> <p>2 x bulbs expired to reception</p>	
1.10	Heating	<p>Good clean used condition</p> <p>Bathroom with light rust spots to edges</p> <p>Not tested</p>	

2. Check List

Ref	Name	Answer	Comments	Additional Comments
2.1	Keys given to tenants (check in) or returned to agent (check out)?	Yes	Handed to tenants	
2.2	Smoke/Carbon monoxide alarms tested for audible sound?	Yes	2 smoke alarms Mains fitted Hallway Kitchen Tested & audible	
2.3	Signs of smoking?	No		
2.4	Sign of pets	No		
2.5	Gas safety certificate seen?	N/A		
2.6	Receipt seen for professional clean?	No		
2.7	Tenant email address	Yes	viorelpantelei@gmail.com	



Ref #2.2



Ref #2.2

3. Hallway

Ref	Name	Description	Condition	Additional Comments
3.1	Door(s)	Wooden Dark brown Wood grain effect Metal lever handles 2 x Yale locks Internal twist lock White painted wooden door frame Fire door closing mechanism	Good clean used condition Some marks to fittings Scratch marks around external door handle Functional	
3.2	Flooring	Laminated wood Grey Wood effect Metal threshold	Good clean used condition Light scratches Threshold secure Still wet from professional clean	
3.3	Walls	White painted Video entry system Additional video entry system	Good decorative order Video entry system redundant 1 x working	
3.4	Skirting Boards	Wooden White painted	Good decorative order Secure	
3.5	Heating	Underfloor	Not tested	
3.6	Ceiling	White painted Smoke alarm	Good decorative order Smoke alarm tested and working	
3.7	Storage 1	White painted wooden door with metal handle Flooring continuation of hallway Raised wooden white painted shelf White painted walls skirting and ceiling Housing slimline EHC hot water tank with associated pipework, electrics and thermostat 3 pots of paint	Good clean condition Some minor scuffs to walls Fittings intact and clean Power seen Door functional	

3. Hallway (Cont.)

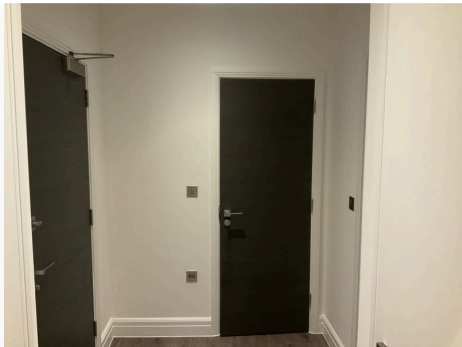
3.8	Storage 2	White painted wooden door with metal handle Flooring continuation of hallway Raised wooden white painted shelf White painted walls skirting and ceiling Fuse board Electric meter Double socket Cat six socket BT open socket Fire alarm control switches	Good clean condition Good decorative order Door functional	
3.9	Lights	Ceiling fitted downlighters X 2	Working	
3.10	Switches	Chrome	Intact Clean Functional	
3.11	Sockets	Chrome	Intact Clean Not tested	



Ref #3

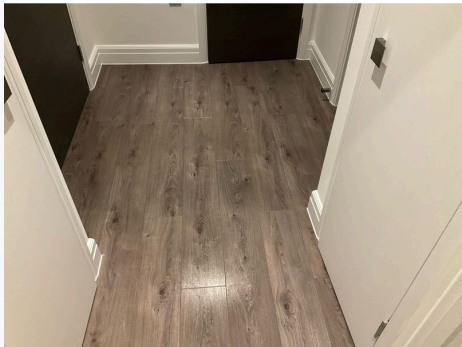


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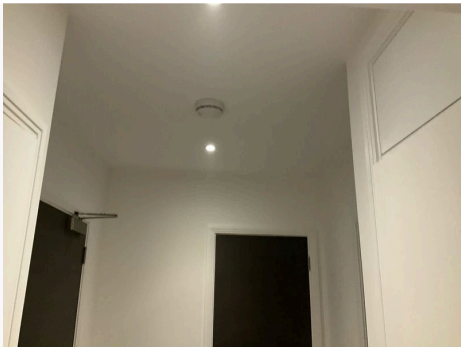


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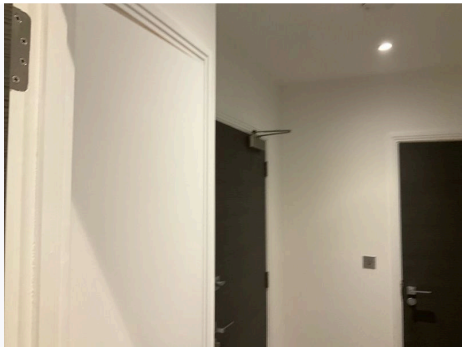
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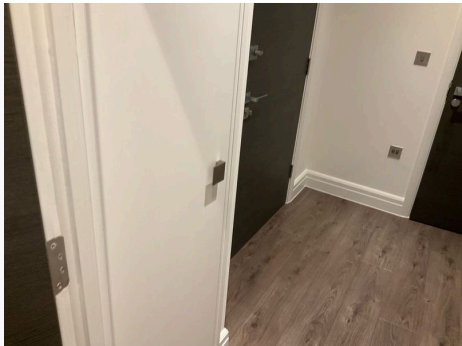
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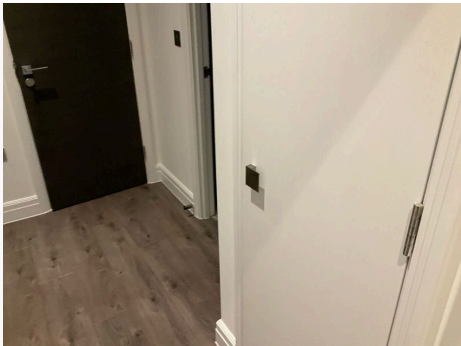
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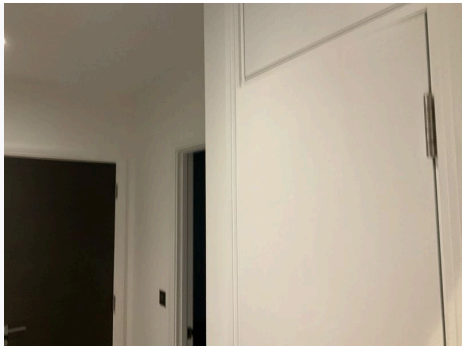
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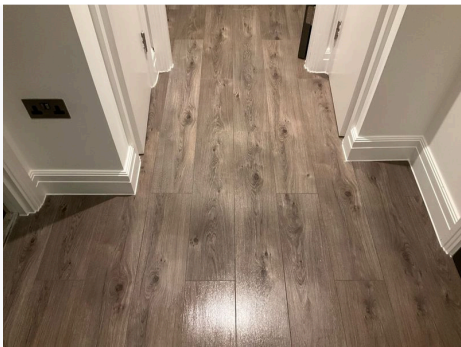
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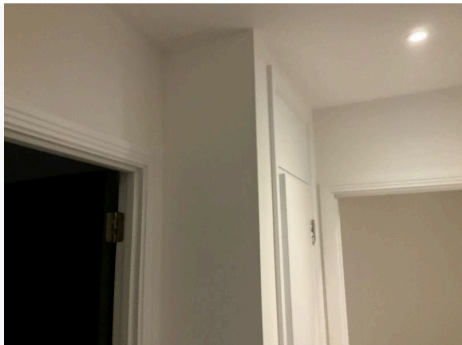


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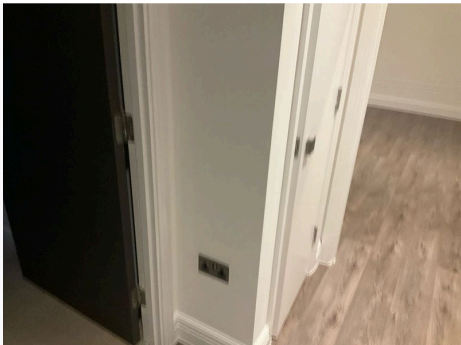


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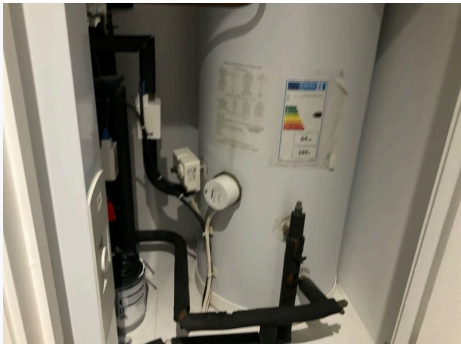
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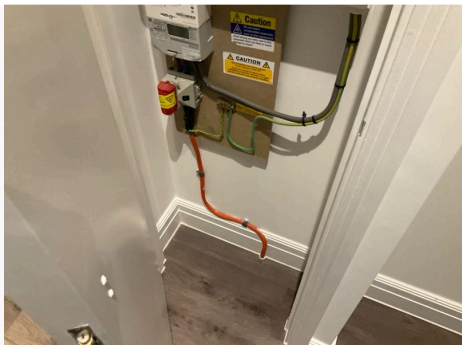
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Ref #3

4. Bathroom

Ref	Name	Description	Condition	Additional Comments
4.1	Door(s)	Wooden Dark brown Wood grain effect Metal lever handles White painted wooden door frame	Good clean used condition Functional	
4.2	Flooring	Fully tiled Light brown Light brown grouting Metal threshold	Good clean used condition Some discolouration to grouting Threshold slightly loose on entrance Still wet from professional cleaning	
4.3	Walls	Tiles Light brown Light brown grouting Metal trim Recessed tiled shelf with large mirror to rear	Good clean used condition Some light discolouration to grouting in places Tiles intact Metal trims secure Mirror intact	
4.4	Heating	Wall mounted Ladder style Chrome Electric	Good used condition Rust spots to edges Not tested Dusty	
4.5	Ceiling	White painted Extractor fan Access point	Good decorative order Fan not tested	
4.6	Bath & Shower	White Enamel Combined tap and overflow Wall integrated shower and bath controls Metal waste Metal click clack plug Wall integrated shower hose and head attachment Riser rod Glass shower screen on metal bracket with rubber seal to base Side panel tiled as per walls	Good clean condition Grouting to top of bath side panel tiling blackened to centre Otherwise good clean condition Functional	

4. Bathroom (Cont.)

4.7	Toilet	White Ceramic Floating effect White plastic moulded seat and lid Concealed cistern Silver plastic dual pushbutton flush	Good clean used condition Underside of toilet seat slightly discoloured Functional	
4.8	Basin	Whites Composite Wall integrated hot and cold mixer tap Overflow with silver plastic cover Metal waste Metal click clack plug Brown laminated wood effect drawer under Metal handle Three compartments to internal drawer	Good clean used condition Functional Drawer Good clean used conditions Scratches and chips to internal handle Light marks to internal drawers Drawer functional	
4.9	Lights	Ceiling fitted downlighters X 4	Working	
4.10	Sockets	Chrome shaving point	Intact Clean Not tested	



Ref #4



Ref #4



Ref #4

4. Bathroom (Cont.)



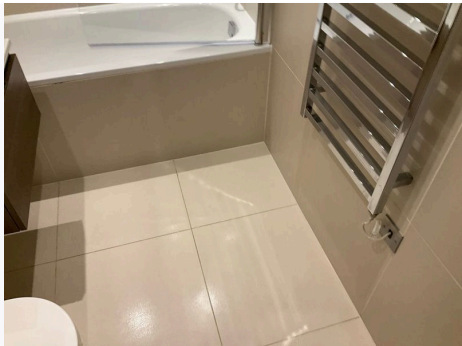
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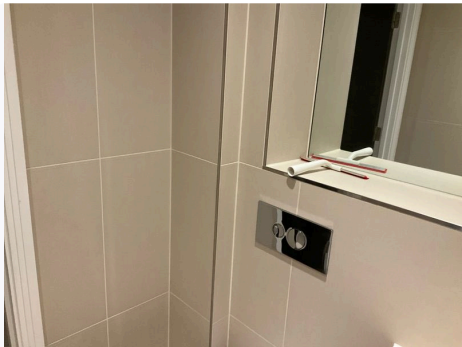


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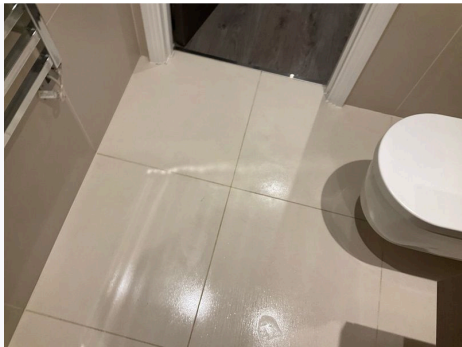
4. Bathroom (Cont.)



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4. Bathroom (Cont.)



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4. Bathroom (Cont.)



Ref #4



Ref #4

5. Bedroom

Ref	Name	Description	Condition	Additional Comments
5.1	Door(s)	Wooden Dark brown Wood grain effect Metal lever handles White painted wooden door frame	Good clean used condition Small chip to top of door centre external White spot marks to internal high level centre Some light chips to door edge internal right side by lock Functional	
5.2	Flooring	Fully fitted carpet Light brown Metal threshold	Good clean used condition A few scattered spot marks Slightly worn and flattened to walkways 3 inch x 1 inch singe mark forward of window left side Furniture indentations Threshold secure	
5.3	Walls	White painted; Thermostat	Good decorative order	
5.4	Skirting Boards	Wooden White painted wood Skirting mounted doorstep with rubber tip	Good decorative order Secure Doorstops secure	
5.5	Heating	Underfloor	Not tested	
5.6	Windows	Wooden White painted Sash windows Multi paned Double glazed Metal finger pulls, locks & security bolts	Good clean used condition Intact Functional	
5.7	Curtains/Blinds	Roller blind Cream fabric White plastic white bar to base Metal beaded pull cord Plastic plastic cleat secured to window frame	Good clean used condition Some discolouration to edges Functional	

5. Bedroom (Cont.)

5.8	Sills	Wooden White painted	Good decorative order Secure	
5.9	Ceiling	White painted	Good decorative order	
5.10	Storage	Built in wardrobes Light brown laminated wooden doors Light brown laminated wood carcass and shelving From left to right- Double wardrobe Rectangular mirror to internal right side door Metal double tie rack to left side door High-level shelf Metal clothes rail Mid-level shelf Metal clothes rail under Single wardrobe 5 open shelves Metal clothes rail	Good clean used condition Laminate to first wardrobe left side lifting from wood	
5.11	Lights	Ceiling fitted downlighters X 6	Working	
5.12	Switches	Chrome	Intact Clean Functional	
5.13	Sockets	Chrome TV socket Phone socket	Intact Clean Not tested	

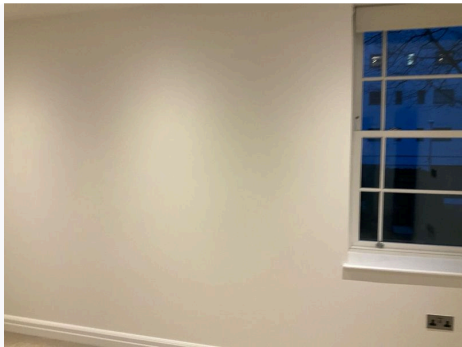
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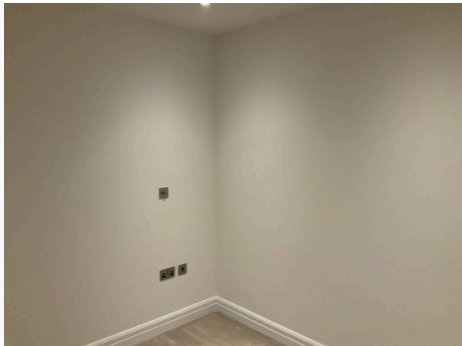
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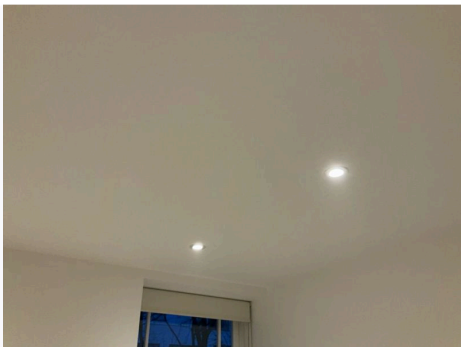
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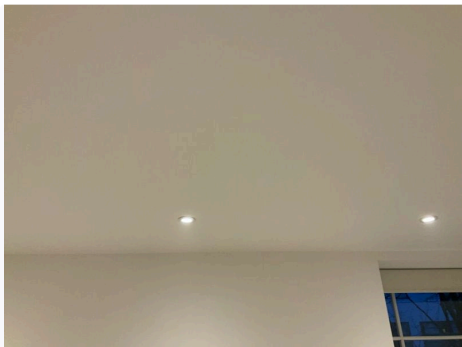
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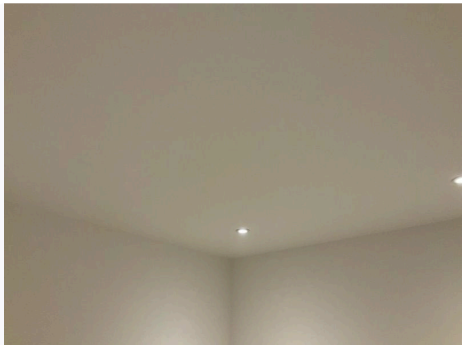


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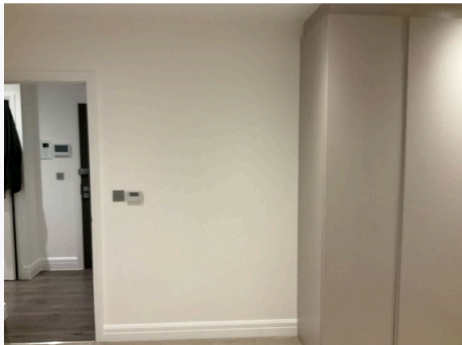
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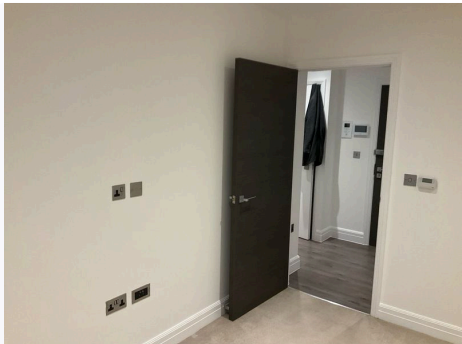
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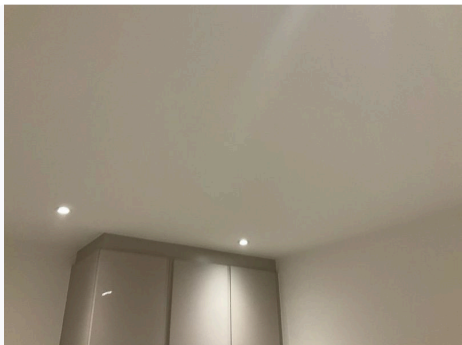
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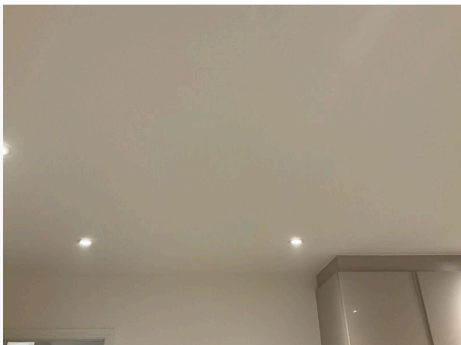
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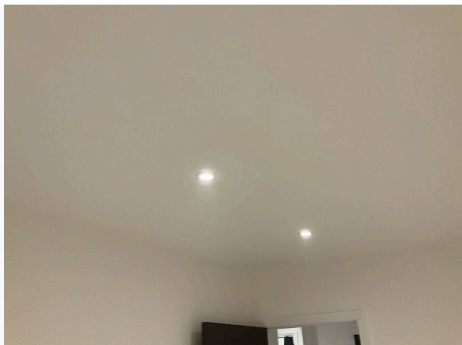
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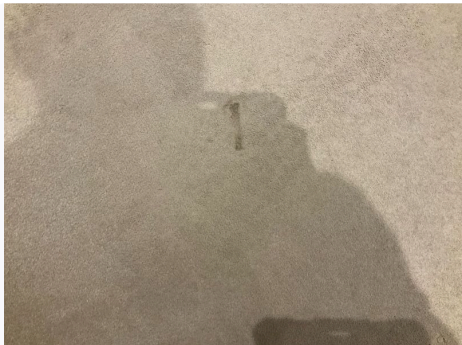


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5. Bedroom (Cont.)



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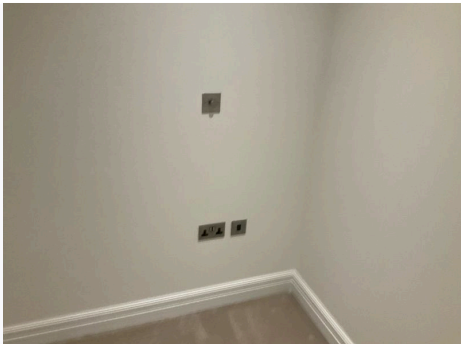
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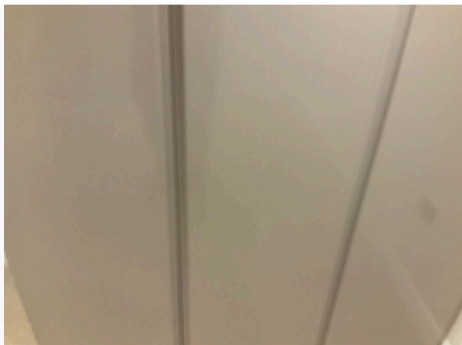
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6. Reception Room

Ref	Name	Description	Condition	Additional Comments
6.1	Door(s)	Wooden Dark brown Wood grain effect Metal lever handles White painted wooden door frame	Good clean used condition Chip above handle interior Functional	
6.2	Flooring	Laminated wood Grey Wood effect	Good used condition Chipped to board below window A few very light marks Dusty	
6.3	Walls	White painted Thermostat	Good decorative order	
6.4	Skirting Boards	Wooden White painted Skirting mounted doorstop with rubber tip	Good decorative order Secure Doorstop secure	
6.5	Heating	Underfloor	Not tested	
6.6	Windows	Wooden White painted Sash windows Multi paned Double glazed Metal finger pulls, locks & security bolts	Good clean used condition Functional	
6.7	Curtains/Blinds	Roller blind Cream fabric White plastic white bar to base Metal beaded pull cord Plastic plastic cleat secured to window frame	Good clean used condition Functional	
6.8	Sills	Wooden White painted	Good decorative order Secure	
6.9	Ceiling	White painted	Good decorative order	

6. Reception Room (Cont.)

6.10	Lights	Ceiling fitted downlighters X 8	Working 2 x expired	
6.11	Sockets	Chrome TV socket Phone socket X 2	Intact Clean Not tested	
6.12	Switches	Chrome	Intact Clean Functional	



Ref #6



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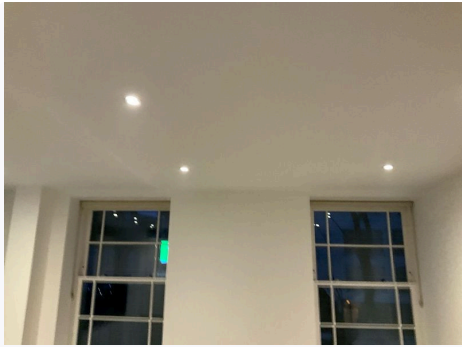
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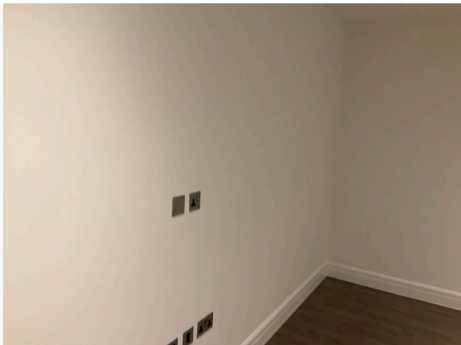


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6. Reception Room (Cont.)



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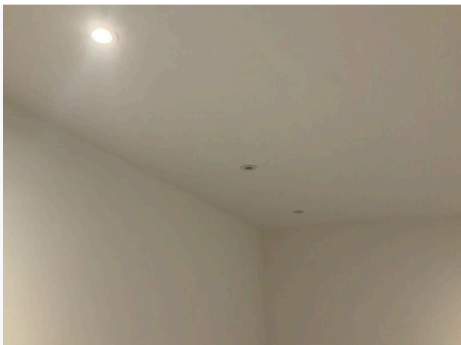
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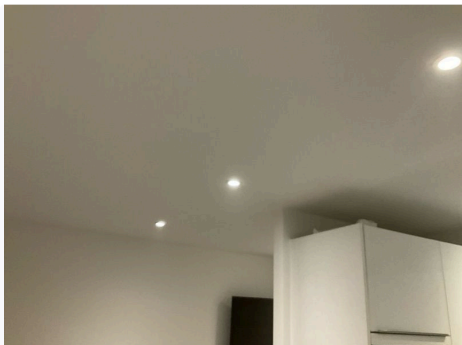
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6. Reception Room (Cont.)



Ref #6



Ref #6

7. Kitchen

Ref	Name	Description	Condition	Additional Comments
7.1	Flooring	Tiles Grey Stone effect Grey grouting Metal threshold	Good clean used condition Discoloured to grouting in places Light scratches to threshold Still wet from Cleaning	
7.2	Walls	White painted Grey/black smoked glass splashback Matching up stand to worktop	Good decorative order Small blemish under window Large crack to glass splashback behind hob left side Upstand Intact & secure	
7.3	Skirting Boards	Wooden White painted	Good decorative order Secure	
7.4	Heating	Underfloor	Not tested	
7.5	Windows	Wooden White painted Sash windows Multi paned Double glazed Metal finger pulls, locks & security bolts	Good clean used condition Functional	
7.6	Curtains/Blinds	Roller blind Cream fabric White plastic white bar to base Metal beaded pull cord Plastic plastic cleat secured to window frame	Good clean used condition Couple of light spot marks Functional	
7.7	Sills	Wooden White painted	Good decorative order Secure	
7.8	Ceiling	White painted Smoke Alarm	Good decorative order Smoke alarm tested and working	

7. Kitchen (Cont.)

7.9	Sink	Stainless steel Hot and cold mixer tap with Swan neck Single bowl Overflow with no cover Metal waste Metal strainer plug	Good used condition Water marked to sink Some debris to plug Plug & waste slightly stained Plug has fallen apart and in numerous pieces in sink and under sink Functional	
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7. Kitchen (Cont.)

7.10	Units	<p>White high gloss laminated wooden doors</p> <p>Metal handles</p> <p>White laminated wood carcass and shelving</p> <p>From left to right-</p> <p>Wall units</p> <p>Single cupboard</p> <p>Over microwave</p> <p>1 shelf</p> <p>Single cupboard</p> <p>Housing fridge</p> <p>Shelf over</p> <p>Single cupboard</p> <p>2 shelves</p> <p>Single cupboard</p> <p>2 shelves</p> <p>Single cupboard</p> <p>2 shelves</p> <p>Single cupboard</p> <p>2 shelves</p> <p>Single cupboard</p> <p>Over extractor</p> <p>2 spice racks</p> <p>Single cupboard</p> <p>2 shelves</p> <p>Floor units-</p> <p>Single cupboard</p> <p>2 shelves</p> <p>Single cupboard</p> <p>Housing freezer</p> <p>Single cupboard</p> <p>Under sink</p> <p>1 shelf</p> <p>Metal shelf to base</p> <p>Kitchen roll holder to internal door</p> <p>Single cupboard</p> <p>Housing washing machine</p> <p>Single cupboard</p> <p>2 shelves</p>	<p>Good clean used condition</p> <p>Kick board loose to right side</p> <p>Top of unit greasy and dusty</p>	
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7. Kitchen (Cont.)

		Single cupboard Housing dishwasher Bank of 4 drawers		
7.11	Worktops	Grey Granite Sealant to edges	Good used condition Limescale around base of tap Sealant deteriorated in places	
7.12	Oven	Bosch Digital display Silver plastic controls 2 wire racks Grill pan and trivet	Good clean used condition Tested for power	
7.13	Microwave	Bosch Metal and black plastic Glass turntable Digital display Silver plastic control Digital controls Integral light	Good clean condition Functional	
7.14	Hob	Bosch Black glass 4 x ring halogen hob	Good clean used condition Tested for power	
7.15	Extractor	Integrated Single panel Grey plastic controls Plastic light shade 2 bulbs	Good used condition Shade heavily discoloured to internal 1 x bulb expired Functional	
7.16	Fridge Freezer	Integrated Bosch 5 x glass shelves with metal trims 1 x salad drawer 5 x door compartments, one with lid. Integral light 2 x freezer drawers 1 x freezer pull out shelf	Good used condition Unable to open top & bottom freezer drawers Not defrosted Functional	

7. Kitchen (Cont.)

7.17	Washing Machine	Hotpoint Inverter motor 8 +6 kg Digital display	Good clean used condition Tested for power	
7.18	Dishwasher	Bosch 3/4 size 2 x drawers Cutlery basket	Good clean used condition Tested for power	
7.19	Lights	Ceiling fitted downlighters X 3	Working	
7.20	Switches	Chrome	Intact Clean Functional	
7.21	Sockets	Chrome	Intact Clean Not tested	



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7



Ref #7

7. Kitchen (Cont.)



Ref #7



Ref #7



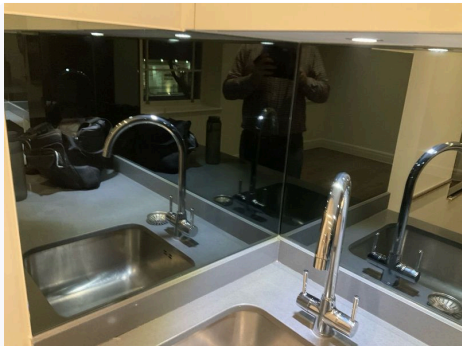
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7. Kitchen (Cont.)



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7. Kitchen (Cont.)



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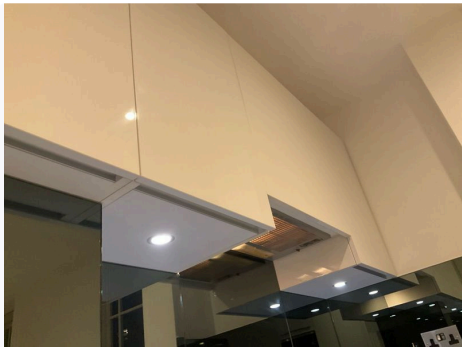
7. Kitchen (Cont.)



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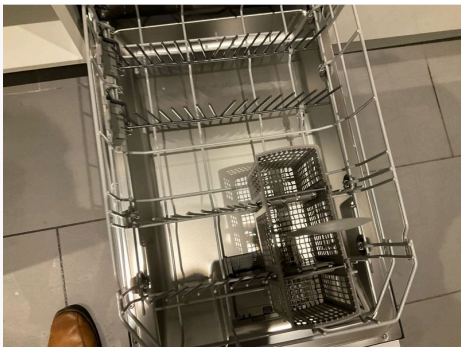
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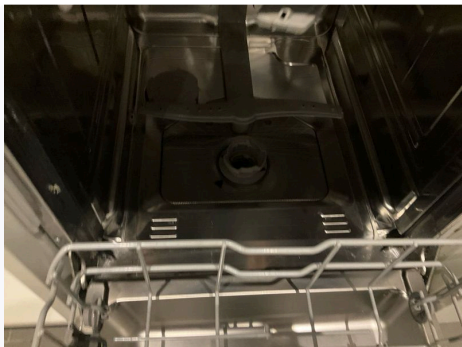
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7. Kitchen (Cont.)



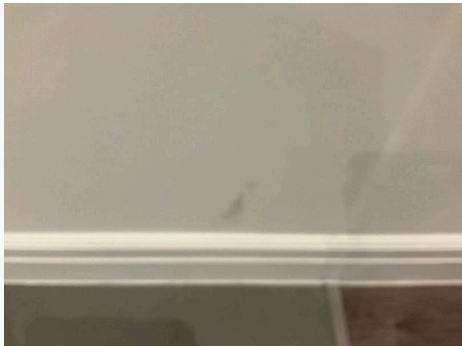
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Ref #7.10

8. Post Box

Ref	Name	Description	Condition	Additional Comments
8.1	Overview	Metal Dark grey Numerals 17 Small Yale lock Small Yale lock cover	Good used condition Numerals rubbed off Numerous pieces of mail to internal Lock functional	



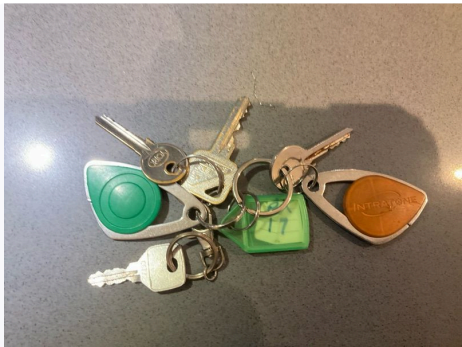
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Ref #8

9. Keys

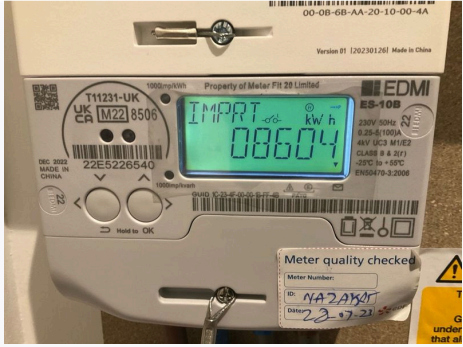
Ref	Name	Description	Additional Comments
9.1	Front Door Keys	2 x Yale top 1 x Yale bottom	
9.2	Communal door keys	2 x fob	
9.3	Other	1 x post box	



Ref #9

10. Meters

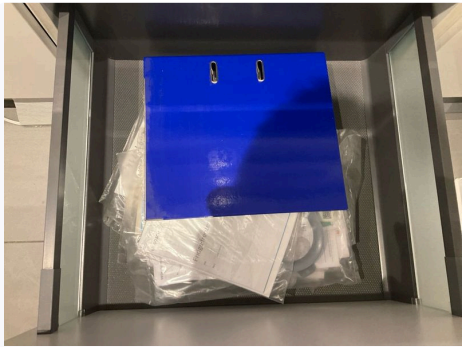
Ref	Name	Description	Reading	Additional Comments
10.1	Electric Meter	Hall cupboard 22E5226540	08604	



Ref #10.1

11. Manuals

Ref	Name	Description	Additional Comments
11.1	Kitchen Appliance Manuals	Loose in drawer Also in blue folder Bottom drawer in kitchen	



Ref #11.1

Signed by the

Signatures

Print Name

Date / /

Signed by the

Signatures

Print Name

Date / /