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IMPORTANT NOTICE:

THESE PARTICULARS HAVE BEEN PREPARED TO PROVIDE A GENERAL GUIDE ONLY, AS SUCH THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OR CONTRACT AND MUST BE READ IN CONJUNCTION WITH THE 'EXPLANATORY NOTES' ON THE LAST PAGE

<u>ADDRESS</u>	ASHBURN PLACE, SW7
	
<u>DESCRIPTION</u>	An exceptionally bright and spacious, ultra-modern 1-bedroom flat with private outside space in an end of terrace period house conversion. This luxurious well-proportioned property has been refurbished to the highest of standards and benefits from high ceilings, large windows, wood flooring throughout, an open plan kitchen and reception/dining room, a good sized L-shaped double bedroom with ample built in storage and en-suite shower room, a separate guest cloakroom and a good-sized private balcony at the rear of the building, overlooking communal gardens (to which there is access to). This building is perfectly located within approx. 5 minutes' walking distance to Gloucester Road underground (Circle, District, Piccadilly lines) and the many restaurants and shops that the area has to offer.
<u>ACCOMMODATION</u>	* Reception/dining room with open plan kitchen * * Double Bedroom with en-suite shower room * * Guest Cloakroom * large private balcony * * Communal Gardens Access * £1,400 per week Unfurnished Available Now Deposit: £8,400 EPC Rating - D Council Tax Band - G (£2881.24 for 2026/27)
	



Tenant Information Guide to Charges allowed in accordance with the Tenant Fees Act 2019 for Assured Shorthold Tenancies

There are no administration fees payable by the Tenant but there are permitted payments allowed in accordance with the Act:-

1. A holding deposit of up to 1 week's rent which reserves the property whilst reference checks and paperwork are prepared. It is agreed that this may be retained by the Agent/Landlord in the event that:
 - The Tenant provides false or misleading information to the Landlord/Agent which the Landlord is reasonably entitled to consider in deciding whether to grant the Tenancy because this materially affects their suitability to rent the property;
 - The Tenant withdraws from the agreement;
 - The Tenant fails to take all reasonable steps to enter into a Tenancy Agreement within 14 days of paying the holding deposit.

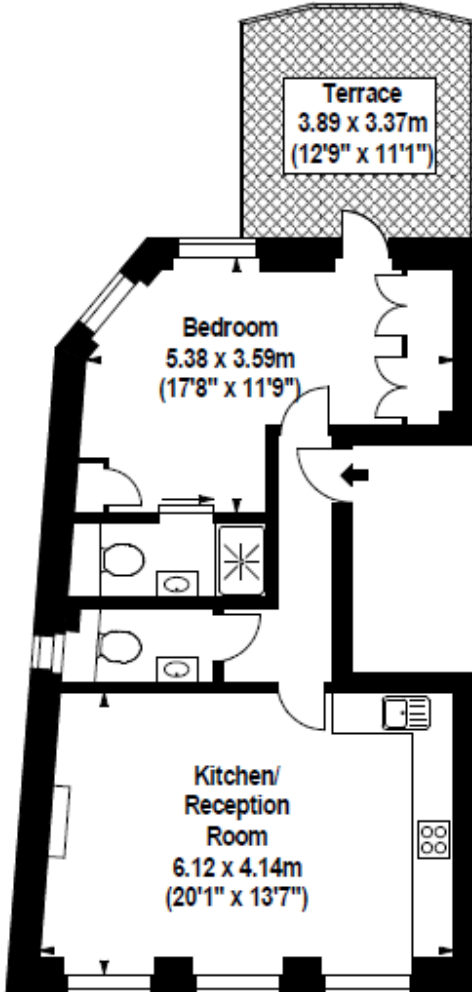
Please note that acceptance of a reservation fee does not constitute a formal contract between the Landlord/Agent and the Tenant and all tenancies are subject to contract and receipt of satisfactory references.

2. A tenancy deposit of 5 weeks (for annual rent of £50,000 or less) and 6 weeks for more than £50,000 per annum.
3. Interest at a rate of 3% above the Bank of England's base rate, for late payment of rent (which is more than 14 days overdue).
4. Payments to service providers in respect of utilities, communication services, TV licence and council tax.
5. Payment associated with the replacement of a lost key or security device equivalent to the cost incurred.
6. Payments associated with early termination of the tenancy when requested by the Tenant. Such costs will not exceed the financial loss experienced by the Landlord.
7. A payment of up to £50 including VAT to alter the tenancy agreement when requested by the Tenant and agreed to by the Landlord.
8. Other payments permitted under appropriate legislation, including damages.

Rents over £100,000 per annum (Non Assured Shorthold Tenancies)

Agreement fee	£300 including VAT
Reference fee	£48 including VAT
Deposit lodgement fee	£36 including VAT
Right to Rent Check	£36 including VAT
Pet Disclaimer Charge: Additional 2/4 weeks deposit	
Inventory Check in /Check out – Payable to a third party. Cost depends on size of property and whether it is furnished or unfurnished	

**& SUBSEQUENT AMENDMENTS, RUCK & RUCK GIVE NOTICE TO ANYONE
READING THESE PARTICULARS THAT: -**

DESCRIPTIONS:	Inevitably these are subjective and the descriptions given for this property are used for their inspection and should be relevant to your interest in advance of proceeding.		
PHC		the time they were taken should be maintained the same or that is likely to be similar.	
MEA		poses only and are not intended for any other purpose.	
AP		before should not be relied upon for your requirements, you are advised.	
F1		Goods have not been tested by a professional Inventory. Therefore, it is not possible to say if your requirements or are in line with this done by qualified persons.	
F		furniture shown in this floor plan is specifically stated in these particulars.	
P		referred to or not in these particulars for the property it should not be taken as being Regulations or other matters which could have these matters.	
PR		provided by the Vendor/Landlord and depending on any negotiations it may or may not be subject to V.A.T.	
V		When viewing properties please make a prior appointment with the agent as properties are not always available to accompany you and be discussed with them any questions you have in your interest, especially if you are a first time buyer.	
ST	For Identification Purposes Only. Not To Scale. © www.totalvista.uk 2025 Ashburn Place, SW7 Approx. Gross Internal Area 51.65 Sq M - 556 Sq Ft  TOTALVISTA		
CC			
LEASE & SERVICE CHARGES:	When Ruck & Ruck are the main agent instructed by a Vendor/Landlord we will usually have an 'Information File' with details of the lease & service charges which should be inspected at this office by prior appointment before an offer is made.		
MAKING AN OFFER:	All offers should be made in writing to include the name and address of the solicitor who will be acting for the purchaser or tenant.		
WARRANTY:	No employee of Ruck & Ruck (or their joint agents where applicable) has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to this property.		
ALL NEGOTIATIONS SUBJECT TO CONTRACT FORMAL LEASE OR TENANCY AGREEMENT AS APPLICABLE			