

## PORCHESTER SQUARE, W2 6AN



We are pleased to present this great one bedroom garden flat set in the lovely buildings of Porchester Square. The accommodation comprises of a double bedroom with a built in wardrobe, a kitchen with modern appliances and a dishwasher and room enough for a kitchen table. A bathroom with a shower over the bath and finally a generously sized reception complete with double doors which open out on to a good sized private garden, garden furniture is also provided. The property private garden backs straight on to Porchester gardens making it a tranquil and quiet space where you can hear bird song whilst being located in the heart of Bayswater. The property is located a short walk away from Royal Oak, Paddington, Bayswater and Queensway tube stations and all of the plentiful shops, bars and restaurants the area has offer. Hyde Park is just a 7 minute walk away. The property is offered furnished and is available now. EPC rating D, Council tax band C.



**£2,100 Per Month**  
**Furnished**



[www.maalems.co.uk](http://www.maalems.co.uk)

Earlsfield & Wandsworth Office  
344 Garratt Lane  
Earlsfield, London SW18 4EL  
T: 020 8875 9200  
earlsfield@maalems.co.uk

Registered in England & Wales No. 5595458



## TENANT INFORMATION

Joint earnings of all Tenants per annum must be at least 30 times the rent agreed (i.e if the rent is £1000pcm the joint earnings must be at least £30,000 per annum)

If you wish to make an offer on this property, please complete and return the following form to [earlsfield@maalems.co.uk](mailto:earlsfield@maalems.co.uk):

Property Address:

Move in date:

Offer: £ pcm

Contract length:

Any requirements for the property (if any):

Furniture requirements (if any):

Tenant(s) full name(s):

Tenant(s) date of birth(s):

Tenant(s) job title and salary:

Tenant(s) employment status (self employed / full time / part time / contract etc):

Tenant(s) contact numbers and email addresses:

Please list any children or occupants (full names & ages):

Guarantor(s) name and contact details (if applicable):

Guarantor(s) employment status, job title & salary:

Passport & VISA status for all applicants:

Please list any CCJ's relating to either Tenant or Guarantor(s):

Do you have any pets, if so please list details:

**\*If agreed, keeping a pet may result in the Landlord requesting a higher rent**

Do you have any rent arrears or are there any other reasons why your current Landlord would not give you a good reference?:

## HOLDING DEPOSIT:

Once your offer has been accepted, we need a holding deposit the equivalent of 1 weeks rent to remove the property from the market and reserve the property for you. The holding deposit can be retained in the following instances: where a tenant provides false or misleading information, fails the right to rent check, withdraws from the proposed tenancy, fails to take all reasonable steps to enter into a tenancy agreement (for example, not providing reasonable information requested to support their tenancy application)

## MOVE IN MONIES:

Move in monies are to be paid in full cleared funds prior to the Tenancy start date. The holding fee will be deducted from the total.  
**1 MONTHS RENT IN ADVANCE & 5 WEEK SECURITY DEPOSIT**

## TENANCY AGREEMENT

The tenancy agreement will be issued to you for signing within 15 days from the day we receive your holding deposit. Finalisation timeframe can be extended if tenancy agreement requires variation.

## DURING YOUR TENANCY:

Tenant Changeovers – if one of the Tenants wishes to vacate whilst the other Tenants remain in place then a Tenant Changeover can be completed **only with the consent of the Landlord** and at a cost of **£50 (inc VAT)**

If a Tenant is in breach of contract at any time throughout the Tenancy, there will be a **£50 (inc VAT)** charge.

If a new Tenancy Agreement needs to be drawn up during an existing Tenancy at the request of the Tenant there is a charge of **£50 (inc VAT)**

If the Tenant wishes to Surrender the Tenancy (outside of the agreed terms) then they will be liable to cover the Landlord's costs in re-letting the property, all rent outstanding until a new tenant is found (up to the maximum outstanding rent on the tenancy).

Tenants are liable for the payment of all utilities (water, gas or other fuel, electricity, sewage); communication services, internet, satellite television and council tax etc.

*For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes where stated are approximate and rounded and should not be relied upon for carpets and furnishings. We make every reasonable effort to ensure that the information is accurate. However, no guarantees for the accuracy of the information are made and no warranties of any kind, whether expressed or implied, in respect of the information supplied. You should make independent enquiries regarding the property particularly in respect of furnishing to be included/excluded and parking facilities.*



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