WEDGEWOOD ESTATES
Residential Sales & Lettings

Montrose Court, Princes Gate, South Kensington, SW7

Set on the third floor of the prestigious Montrose Court, this contemporary, spacious and elegant three-bedroom apartment offers refined living in one of Knightsbridge's most exclusive addresses.

The property features a spacious double reception room, three well-proportioned double bedrooms, and stylish bespoke fully fitted kitchen and two bathrooms. Residents enjoy the convenience and security of a 24 -hour porter service.

Montrose Court is conveniently located moments from Hyde Park, the Royal Albert Hall, world-class museums, luxury boutiques, and fine dining, with excellent transport facilities of Knightsbridge, South Kensington and Kensington High Street.

FURNISHED OR UNFURNISHED **WEEKLY RENTAL OF £1,700**



ENTRANCE HALL : DOUBLE RECEPTION/DINING ROOM : HIGH SPEC FITTED KITCHEN : MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE BATHROOM : 2 FURTHER DOUBLE BEDROOMS : SHOWER ROOM : 24H PORTERAGE : LIFT : COUNCIL TAX BAND G : EPC RATING C

Tel: 020 7603 7121

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

LETTINGS COST AND CHARGES TO TENANT/S

For all Assured Shorthold tenancies 'AST', tenancies of student accommodation and licences to occupy housing in the private rented sector in England

When renting a property, you will need to take into consideration the lettings cost and charges when you make an offer.

Holding Deposit: You will be required to pay a holding deposit equivalent to one week's rent in order to take the property off the market. The week's deposit could be taken as part of your first month's rent or used as part of your Deposit (to be mutually agreed). Please note further below, important information on Holding Deposit.

Security Deposit: This is equivalent of 5 weeks (if your annual rent is less than £50,000 per annum) or 6 weeks' rent (if your rent is equal to or greater than £50,000 per annum), payable prior to the commencement of your tenancy to cover the added risk of property damage that is beyond fair wear and tear. This deposit will be protected in a Government-Authorised scheme and may be returned at the end of the tenancy.

Advance Rent: Rent is usually payable in advance for each tenancy. You will therefore need to pay the first month's rent prior to the commencement of your tenancy.

Other fees and Charges to consider: Wedgewood Estates do not charge any Application fees, Tenancy set up costs, Referencing of tenants, Contract negotiation, Inventory or tenancy renewal fees.

Tenants may be charged for the following;

- Payments in the event of a default at an interest rate of 3% per annum above the Bank of England base rate,
- Payment of £48 including VAT {£40 + VAT} on variation, assignment or novation of a tenancy (this is for managed properties and/or where
- we collect rent).
- Payments in respect of Council Tax,
- Payments for own utilities (electricity, gas or other fuel, water or sewage),
- Payments for a television licence,
- Communication services (telephone other than a mobile telephone; the internet; cable television, satellite television),
- Payment of £48 {£40 + VAT} Including VAT for not keeping to a pre booked and mutually agreed appointment made by the Landlord or his
- agent for the Inventory Check-Out at the end of the Tenancy, unless it is agreed that you will not attend.

HOLDING DEPOSIT

Holding Deposit / Good Faith Deposit will be equivalent to one week's rent.

You may lose your holding deposit if;
(A) You provide false or misleading information (B) You fail a Right to Rent check (C) You withdraw your offer for the property (unless the landlord has acted in such a way that the tenant couldn't reasonably be expected to wish to proceed with the tenancy); or (D) You fail to take all reasonable steps to enter into a tenancy agreement within an agreed date.

LETTINGS COST AND CHARGES TO TENANT/S
NON-HOUSING ACT TENANCIES

Tenancy Agreement Fee £240 incl. VAT (£200 + VAT) and inclusive of referencing for 2 people

Additional referencing is £30 incl. VAT (£25 + VAT) per person.

Guarantor Referencing Fee £30 incl. VAT (£25 + VAT).

Check-out Inventory Charge Unfurnished Property: £180 inc VAT (£150 + VAT) approx. for 1 Bed Flat and £360 inc VAT (£300 + VAT) approx. for 3 Bedroom property.

Check-out Inventory Charge Furnished Property: Depends on size of flat and degree of furnishing, we will provide you with a quotation in advance.

Pet Disclaimer Charge: Zero charge but 8 weeks deposit required instead of 6 weeks deposit.

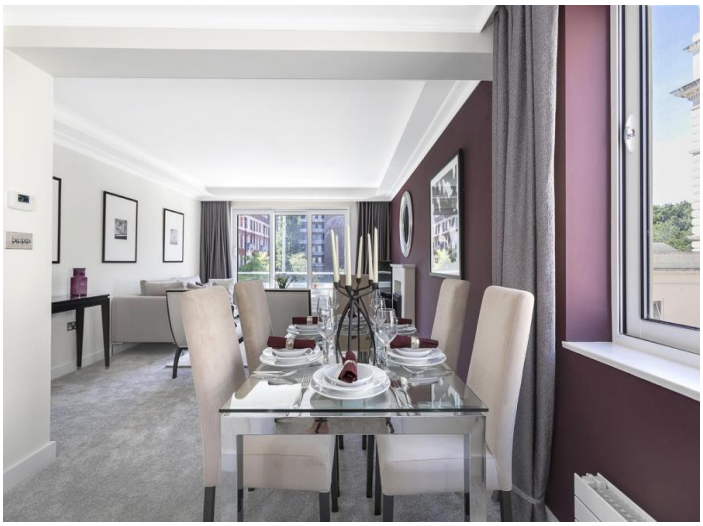
A Non-Housing Act Tenancy is formed when one of the following criteria is in place: (A) The annual rent exceeds £100,000 (B) The property is not used as a main or primary home (C) The property is occupied by an entity (Company let) rather than an individual (D) There is a Resident Landlord.

Should you have any question, please do not hesitate to contact our lettings team on: 0207 603 7121 or e-mail us on sales@wedgewoodestates.co.uk

Wedgwwood Estates is a member of:

arla | propertymark PROTECTED

The Property Ombudsman









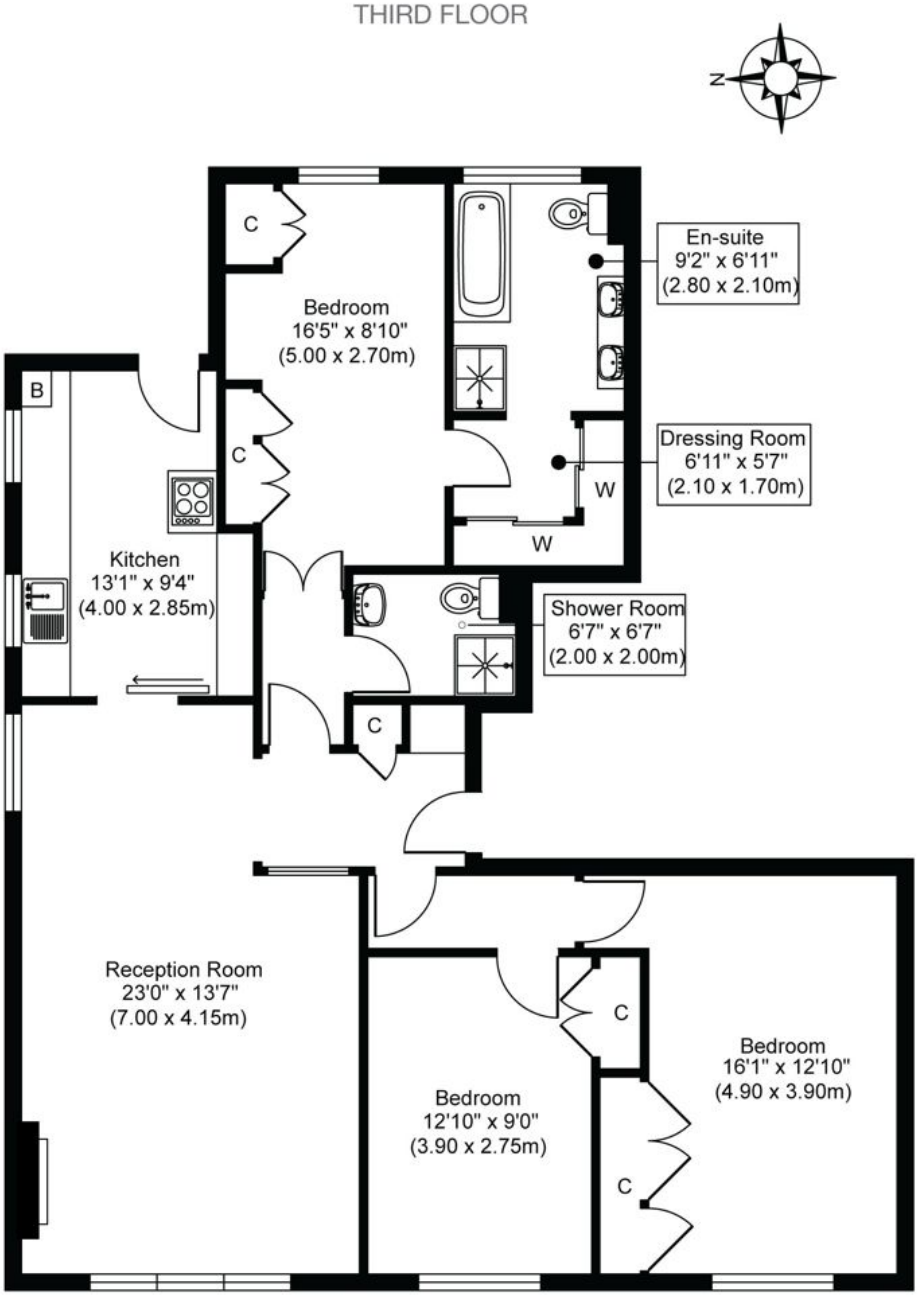




MONTROSE COURT PRINCES GATE, SW7

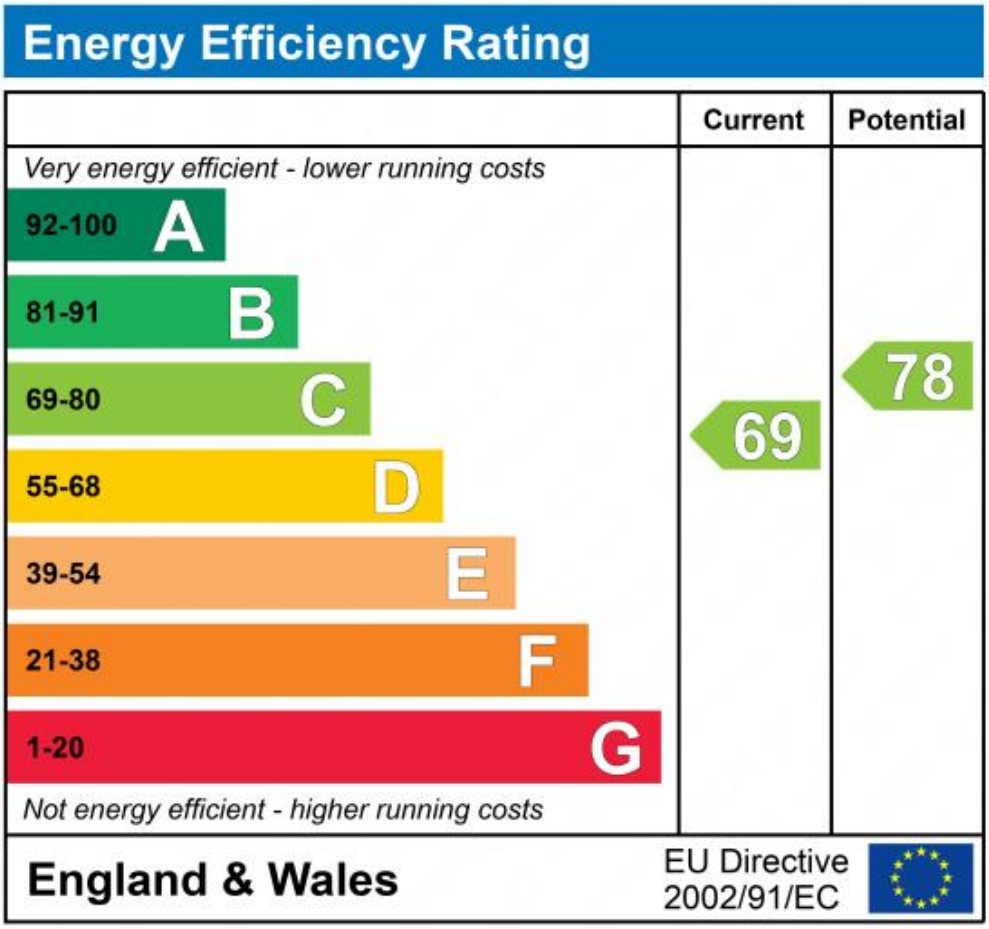
TOTAL APPROX FLOORPLAN AREA 1113 SQ.FT (103.39 SQ.M)

THIRD FLOOR



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optic MEDIA
opticmedia.co.uk


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
92-100 A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G
Not energy efficient - higher running costs
69
78
England & Wales
EU Directive 2002/91/EC