



WEDGEWOOD ESTATES

Residential Sales & Lettings

St Mary Abbots Terrace, London, W14

A newly refurbished spacious and bright four bedroom family townhouse with air conditioning throughout, situated in a private road, benefiting from an integral garage plus off street parking for two cars, and a beautiful large decked garden with fire pit that is ideal for entertaining. With accommodation arranged over three floors, this property offers a bright reception room, eat-in kitchen / dining room, four bedrooms (two en-suite) with built-in wardrobes, and two further shower rooms. The house is fully furnished in a contemporary style, with kitchen appliances, cutlery and crockery, and bed and bath linens provided. Further benefits include Smart-home features, wood floors throughout, air conditioning, excellent storage and bio-ethanol fireplaces in the reception and main bedroom. VIDEO TOUR AVAILABLE

St Mary Abbot's Terrace is a prime Kensington location close to the green open spaces of HollandPark, and ideally located for the shopping, entertainment and transport facilities of Kensington High Street.

FURNISHED

WEEKLY RENTAL OF £2,500



ENTRANCE HALL : RECEPTION ROOM : KITCHEN / DINING ROOM : MASTER & 2ND BEDROOM WITH EN-SUITE BATHROOM / SHOWER ROOM : TWO FURTHER BEDROOMS : TWO SHOWER ROOMS : GARAGE AND OFF STREET PARKING : PRIVATE GARDEN WITH FIRE PIT : WOOD FLOORS : AIR CONDITIONING : COUNCIL TAX BAND H : EPC RATING D

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 incl VAT (£150 + VAT) approx. for 1 Bed Flat and £360 incl 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

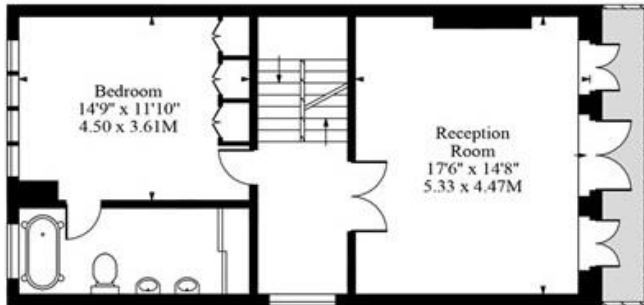
Wedgewood Estates is a member of:



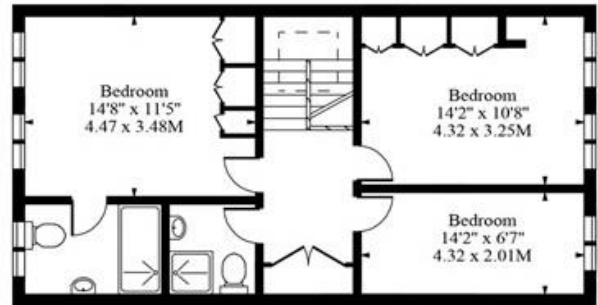




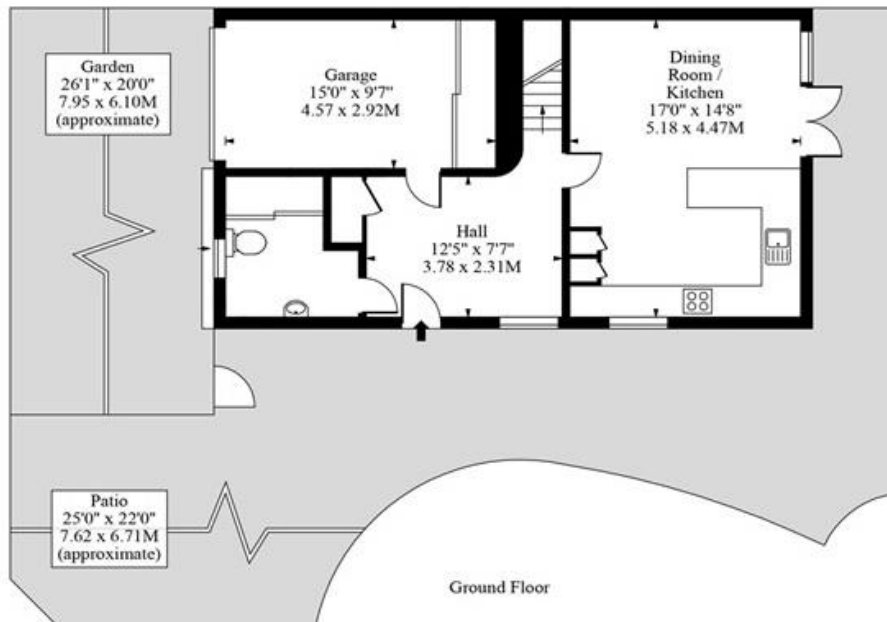
St Mary Abbots Terrace, W14



First Floor



Second Floor



Ground Floor

Approx Gross Internal Area 1966 Sq Ft - 182.65 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy
However all measurements are approximate.
The floor plan is illustrative purposes only and is not to scale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		83
69-80 C		
55-68 D	56	
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	