

BORDARS ROAD, HANWELL



£2,100 PER MONTH

Tuffin & Wren are delighted to offer this appealing end-terrace corner house that features light and spacious, contemporary styled living accommodation situated in this popular & convenient location. Features include; two good-sized bedrooms, a separate reception room and a modern fitted kitchen/dining room. Other benefits include the first-floor family bathroom, a generous rear garden, with detached garage to rear and off street parking to the front. Ideally located for local shops, schools and excellent transport links, this superb home combines convenience, style and practicality, making it an ideal choice for a wide range of tenants.

TUFFIN & WREN

Independent Estate Agents



Further Information

For more details please call us on **020 8840 0993** or send an email to rent@tuffin-wren.co.uk.

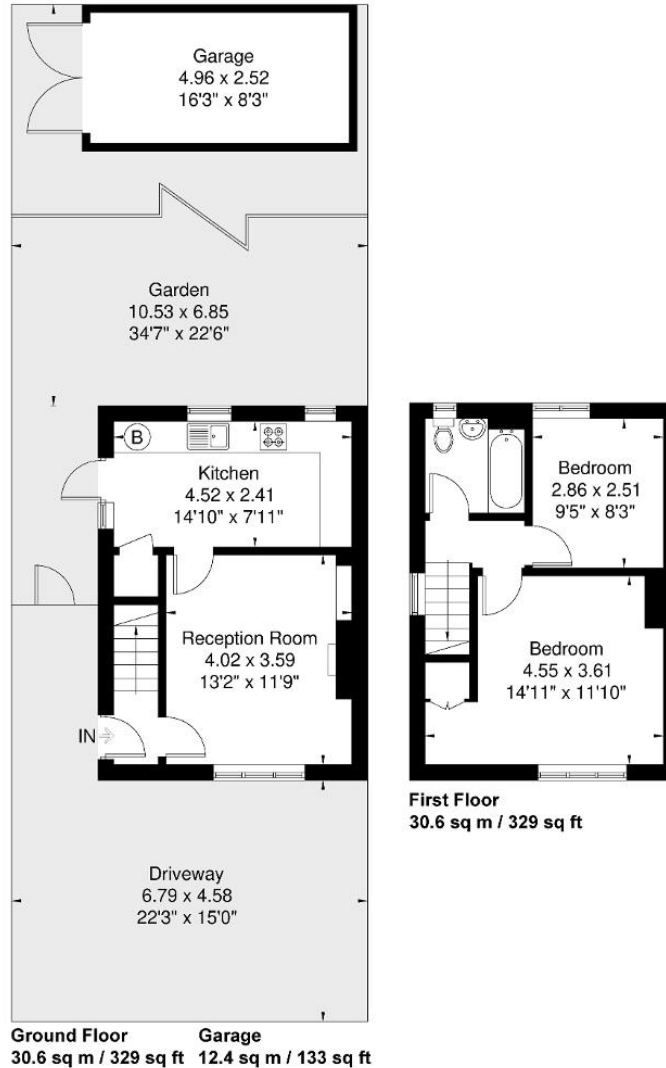
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Bordars Road

Approximate Gross Internal Area = 61.2 sq m / 658 sq ft

Garage = 12.4 sq m / 133 sq ft

Total = 73.6 sq m / 791 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

The following are 'permitted payments' in accordance with the Tenant Fees Act 2019;

the rent

a refundable tenancy deposit capped at no more than five weeks rent where the annual rent is less than £50,000, or six weeks rent where the total annual rent is £50,000 or above

a refundable holding deposit (to reserve a property) capped at no more than one weeks rent

payments to change the tenancy, when requested by the tenant, capped at £50, or reasonable costs incurred if higher

payments associated with early termination of the tenancy, when requested by the tenant

payments in respect of utilities, communication services, TV licence and council tax; and

a default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Tuffin & Wren is a member of CMP (Membership No. CMP005028) a client money protection scheme and also a member of The Property Ombudsman redress scheme (Membership No. E00272). You can find out more details on the agent's website or by contacting the agent directly.