



**15 Westminster Court  
Frogmore, Wandsworth**

**£1,550 PCM**

Ground Floor two bedroom Apartment with gas central heating and gated parking

To let furnished for 12 months possibly longer on an Assured Shorthold Tenancy. Available April 2021

**15 Westminster Court  
Frogmore  
Wandsworth  
London  
SW18 1HH**

**GROUND FLOOR TWO BEDROOM APARTMENT  
WITH GAS CENTRAL HEATING AND GATED  
PARKING**

- Popular Gated Development
- Ground Floor
- Two Double Bedrooms
- Gas Central Heating
- Double Glazing
- Off street Parking
- Communal Gardens
- For viewings email [vickyarkell@hotmail.com](mailto:vickyarkell@hotmail.com)
- EPC Rating D

**VIEWING** Strictly by prior appointment through



**Tel: 01451 820913**

## LOCATION

Westminster Court is accessed from Frogmore in the heart of Wandsworth Town. It is well located for both Wandsworth Town and East Putney stations. The Southside shopping centre is very close by with retailers including Waitrose, Uniqlo and Gap.

## 15 WESTMINSTER COURT

The apartment is located on the ground floor and benefits from spacious well laid out accommodation and briefly comprises two double bedrooms, southerly facing reception room, fully fitted kitchen and refurbished bathroom. The property boasts

lots of natural light and other features include access to communal gardens and an off street security gated car park.

## SERVICES

Mains water, electricity, gas and drainage are connected. Gas central heating.

## RESTRICTIONS

No smokers or pets. Children by arrangement.

## LOCAL AUTHORITY

Wandsworth Council, Town Hall, Wandsworth High Street, London SW18 2PU

## COUNCIL TAX

Band 'D'.



## EPC

EPC Rating D

## RENT

£1,550 per calendar month excluding electricity, gas, water, council tax and telephone charges.

## SECURITY DEPOSIT

A security deposit of £1,788 is payable at the commencement of the Tenancy. This will be invested on the Tenant's behalf with TDS Custodial Services by the Landlord.

## HOLDING DEPOSIT

One week's rent. This is to reserve a property. A holding deposit of one week's rent (£357) is requested to secure the property whilst credit and reference checks are being made, which then goes towards the first month's rent.

Please Note: This will be withheld if any relevant person (including any guarantor (s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

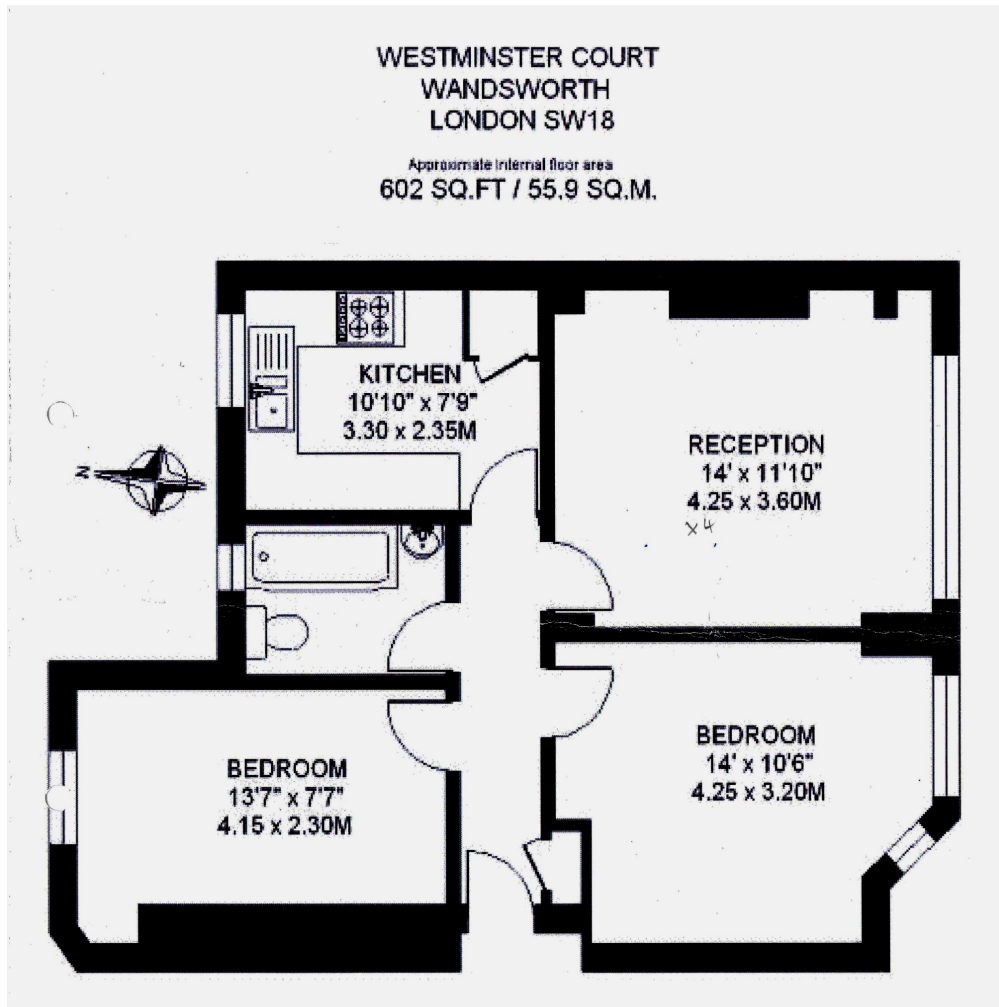


### **AGENTS' NOTE**

It will be condition of letting that payment of the first months rental and security deposit is made in sufficient time to allow for cheque(s) to be cleared at present 10 days should be allowed. If time does not permit for this, then the Tenant(s) will be expected to make arrangements for the amount(s) to be paid by cash, Bankers Draft or Building Society cheque.

### **VIEWINGS**

The property can be viewed by prior arrangement. Please Contact the Landlord direct, Tel:07896 569001 or email [vickyarkell@hotmail.com](mailto:vickyarkell@hotmail.com)



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