



BOLTON GARDENS, LONDON, SW5



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An immaculate and beautifully presented lateral two bedroom furnished apartment to rent with views and access to communal gardens. The property benefits from high ceilings, wooden floors, stylish furnishings and two double bedrooms with ensuite bath/shower rooms opening onto a large private terrace and overlooking the beautiful communal gardens to the rear.

Bolton Gardens is situated just off the Old Brompton Road with its electric mix of bars, restaurants and shops so coveted by the local residents. The nearest underground stations are Gloucester Road and South Kensington.

Entrance Hall · Reception Dining Room · Kitchen · Cloakroom · Principal Bedroom with En Suite Bathroom and plenty of wardrobes · Further Double Bedroom with En Suite Shower Room · Terrace · Access to Communal Gardens (by separate arrangement)

TERMS

Available: Furnished

Tenancy term: Long Let

EPC Rating: D

Fees & Charges: Please refer to the additional information 'Typical Tenant Costs- Tenant'





TYPICAL RENTAL COSTS- TENANT

Typical Costs	Assured Shorthold Tenancy
Holding Deposit	One week's rent which will be credited to your account prior to move in and payable at the point of offer
Deposit	5 week's rental
Rental payment	Usually monthly in advance dependent on circumstances and credit reference outcome and in accordance with the terms in the Tenancy Agreement
Stamp Duty Land Tax	Payable where total rent exceeds £125,000

Typical Costs	Non Housing Act Tenancy (including Company)
Holding Deposit	One week's rent which will be credited to your account prior to move in
Deposit	6 week's rental
Rental payment	Usually monthly in advance dependent on circumstances and credit reference outcome and in accordance with the terms in the Tenancy Agreement
Credit Reference (per application)	Individual- £48.00 (inc VAT) Company- £60.00 (inc VAT)
Tenancy Agreement	£300.00 (inc VAT)
Inventory Check In	From £150.00
At Renewal- Renewal Memorandum/Agreement	£180.00/£250.00 (inc VAT)
Stamp Duty Land Tax	Payable where total rent exceeds £125,000
Other Terms Agreed	e.g Garden and cleaning maintenance

Other Costs	Applies to all Tenancies
Deed of Assignment, Variation, Surrender	Confirmed upon request and subject to Landlord consent
Utility Bills & Other	Subject to providers tariffs, may include all or some of the following: Telephone, Wi Fi, Water & Sewerage, Electricity, Gas, Council Tax and TV License and Contents Insurance

Compliance with Legislation

Rose & Partners fully support the government's legislation, The Tenant Fees Act 2019, which banned certain administrative charges associated when renting an Assured Shorthold Tenancy. Non Housing Act Tenancies to include Company Tenancies fall outside this legislation.

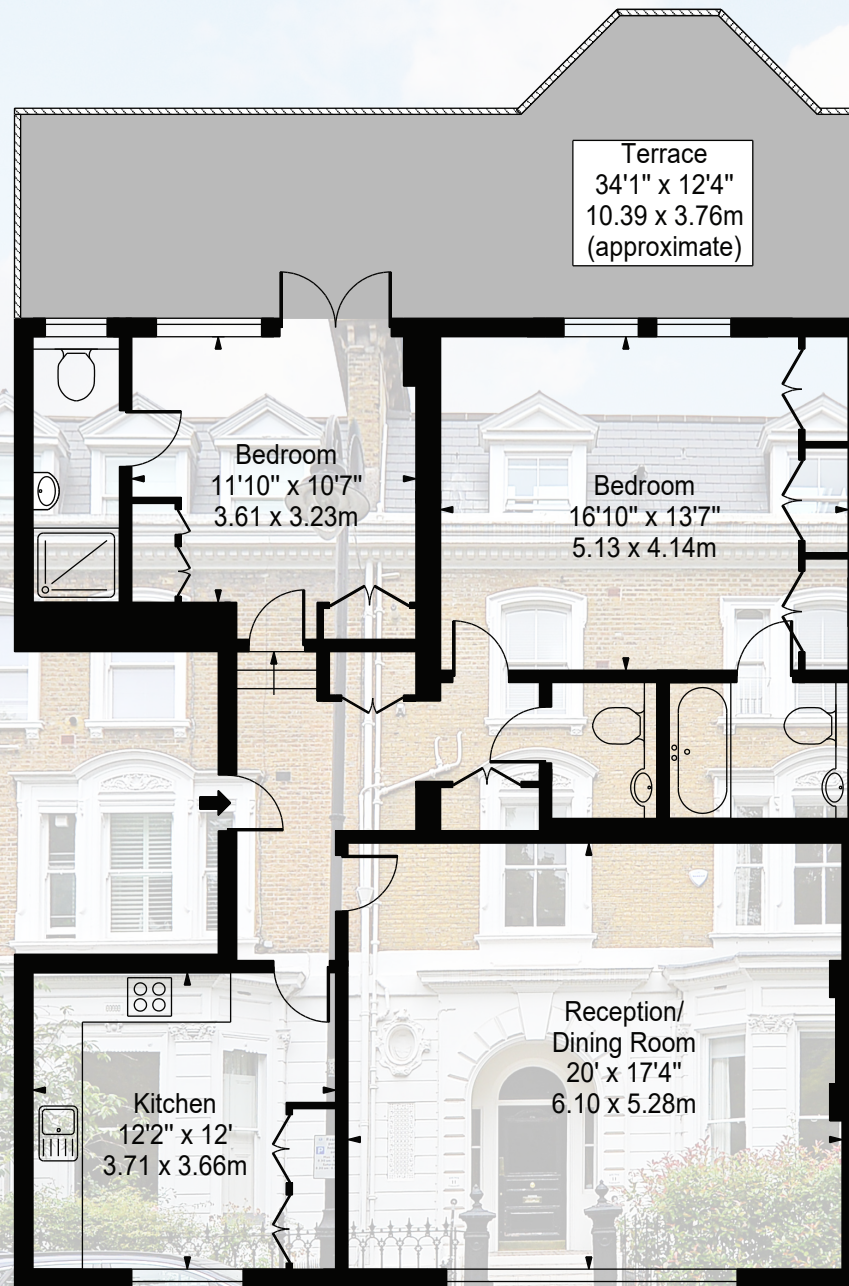
When an offer is made, a Holding Deposit is paid to secure the property subject to landlord consent, satisfactory references and contract, at which point we shall confirm verbally and in writing the conditions under which it is held. We are also required to carry out Right to Rent checks to comply with the Immigration Act 2014 and shall request to see original documentation to support this check, prior to move in.

Rose & Partners is part of the Property Redress Scheme (PRS) and the Tenancy Deposit Scheme (TDS).

GROSS INTERNAL AREA

1,117 sq ft (103.77 sq m)

For identification purposes only.



FIRST FLOOR

Rose & Partners

PROPERTY SPECIALISTS

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R&P Disclaimer

Important Notice: This brochure, the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed, nor do they form part of any contract. Please note that we have not carried out a detailed survey nor tested the services, appliances or any specific fittings. Brochure prepared June 2024.