



LDG

The
Creative
Property Team

CLIPSTONE STREET, FITZROVIA, W1W

1 BEDROOM APARTMENT

£435PW

FEES APPLY



THE SPACE

This bright and airy apartment is located in the heart of Fitzrovia, W1. The apartment has wooden flooring throughout as well as a large open-plan kitchen/reception room which leads out onto a balcony.

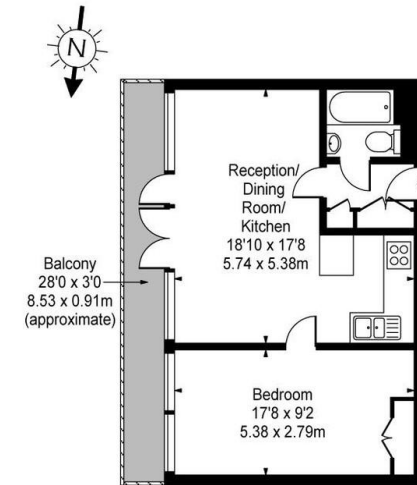
Located conveniently for Warren Street and Goodge Street stations, with local shops and restaurants of Charlotte Street only a short walk away. The development is also close to Bloomsbury, Marylebone, Covent Garden and Mayfair area's as well as Oxford Street.

ACCOMMODATION AND FEATURES

- AVAILABLE 14th FEBRUARY 2019
- LARGE DOUBLE BEDROOM
- OPEN PLAN KITCHEN
- LAMINATE FLOORING
- FLOOR TO CEILING WINDOWS
- CENTRAL FITZROVIA
- POPULAR DEVELOPMENT
- AMPLE STORAGE SPACE
- HEATING & HOT WATER INCLUSIVE
- MANAGED BY LDG



Holcroft Court, W1W
Approx. Gross Internal Area 499 Sq Ft - 46.35 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

ADDRESS

Clipstone Street, Fitzrovia, London

POSTCODE

W1W 5Dh

COMMUTE

- Great Portland Street

(Circle, Hammersmith & City and Metropolitan lines)

- Warren Street (Victoria and Northern line)
- Oxford Circus (Central, Victoria and Bakerloo line)

EATS

- Fishbone Fish and Chips
- Riding House Café
- Abokado
- Riding House Café
- Home Slice Pizza
- Sergio's

COFFEE & MORE

- Alex Coffee
- Kaffeine
- Mortimers

STRETCH OUT

- Pure Gym
- Easy Gym

LOCAL AUTHORITY

Westminster City Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

TENANT FEES SCHEDULE

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. 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 Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year) Unpaid Rent

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

IF YOU HAVE ANY QUESTIONS REGARDING OUR FEES, PLEASE ASK A MEMBER OF STAFF



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