**THE SPACE**

Superbly located on Rathbone Street, W1 and just a short walk to Oxford Street and Charlotte Street. The apartment offers a separate kitchen and wooden flooring on a quiet street in Fitzrovia and close to the local restaurants, cafes and shops as well as Oxford Circus, Tottenham Court Road Underground Station.

Rathbone Street is located in the heart of cultural Fitzrovia offering the ideal West End lifestyle. You can take advantage of the shops, galleries, museums or clubs and enjoy the fine cafés or restaurants as they are all virtually on your doorstep.

Tottenham Court Road underground station, Oxford Street and Charlotte Street are literally minutes walking distance completing the travelling or local needs for your complete London home.

**ACCOMMODATION AND FEATURES**

- AVAILABLE 17th JULY 2020
- £150 JOHN LEWIS VOUCHERS
- WOODEN FLOORING
- SEPARATE KITCHEN
- RECEPTION ROOM
- FURNISHED
- SECURE BUILDING
- LIFT
- FURNISHED
- MANAGED BY LDG

![Floor Plan](ldg.co.uk)
These particulars have been produced as a general guide for this property only and no other purpose. They are not an offer or contract. You should not rely on statements in these particulars or by word of mouth or in writing as being factually accurate about the property, its furnishings, condition or value. The photographs show only certain parts of the property as they appeared at the time they were taken. Any areas, measurements and distances given are approximate only. Any reference to alteration(s) to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained or have any services, equipment or facilities been tested. A tenant should satisfy themselves by inspection or otherwise. Please contact us for further information regarding the property redress scheme to which we are a member. LDG are members of ARLA and are regulated by The Property Ombudsman.

**ADDRESS**
Rathbone Street, Fitzrovia, London

**POSTCODE**
W1T 1NY

**COMMUTE**
- Tottenham Court Road (Central and Northern line)
- Oxford Circus (Central, Bakerloo and Victoria lines)

**EATS**
- Thai Metro
- Home Slice Pizza
- Gaucho
- Berners Tavern
- Roka Charlotte Street

**COFFEE & MORE**
- Lantana Café
- Penny Drop
- Percy and Founders
- Fabrique
- London Cocktail Club
- Charlotte Street Hotel

**STRETCH OUT**
- Fitness First
- Good Vibes Fitzrovia
- Easy Gym

**LOCAL AUTHORITY**
Westminster City Council

**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)**
  - Security Deposit (per tenancy. Rent of £50,000 or over per year)
  - Unpaid Rent
  - 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)**
  - Lost Key(s) or other Security Device(s)
  - Six weeks’ rent. This covers damages or defaults on the part of the tenant during the tenancy.

- **Unpaid Rent**
  - 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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