GLENDOWER PLACE, SOUTH KENSINGTON, SW7

2 BEDROOM APARTMENT

£575PW
FEES APPLY
THE SPACE

Spacious two bedroom, two bathroom property just a short walk to south Kensington underground station. The flat is very well proportioned and has a good size reception room, a separate modern kitchen with a window, a master bedroom with en-suite shower room, a further double bedroom and master bathroom.

The property is superbly located and is just a short walk to South Kensington Tube station as well as the cafes shops and restaurants that Kensington has to offer. The ever popular areas of Chelsea and Knightsbridge are also within walking distance.

ACCOMMODATION AND FEATURES

- AVAILABLE NOW
- TOP FLOOR FLAT
- WOODEN FLOOR
- FURNISHED
- CLOSE TO SOUTH KENSINGTON TUBE
- SEPARATE KITCHEN
- TWO DOUBLE BEDROOMS
- MANAGED BY LDG
For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a general description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details are of vital importance, purchasers must make their own enquiries.

**ADDRESS**
Glendower Place, South Kensington, London, SW7 3DP

**COMMUTE**
- South Kensington (Circle, District and Piccadilly Line)

**EATS**
- Rocca
- Khan’s of Kensington
- Apero Restaurant and Bar

**COFFEE & MORE**
- Fernandez & Wells
- Raison D’etre
- Café Floris

**STRETCH OUT**
- Pure Gym
- Evolve Wellness Centre

**LOCAL AUTHORITY**
Kensington and Chelsea Royal Borough Council

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**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)**
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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