



**LDG**

The  
Creative  
Property Team

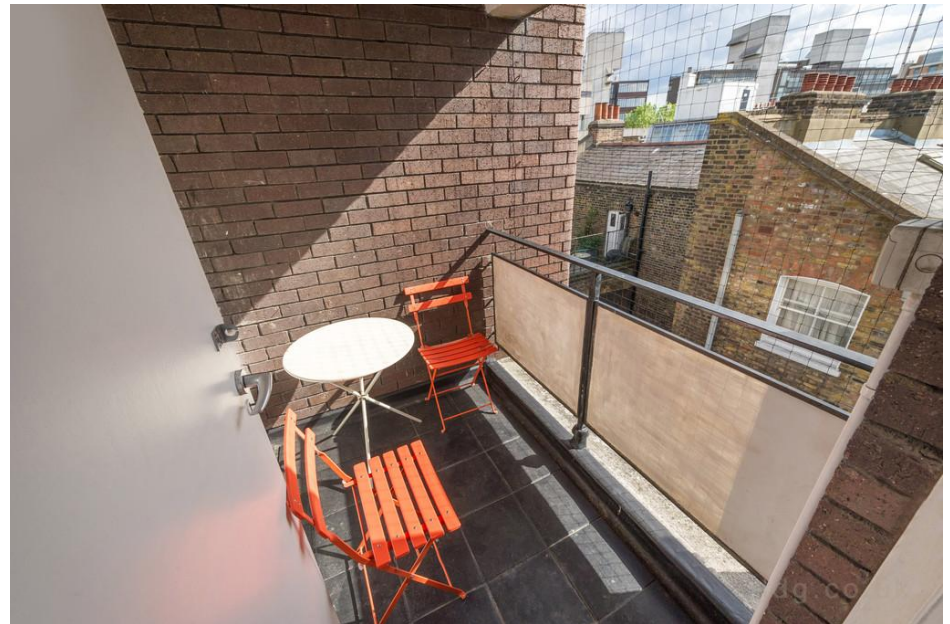
**CONWAY MEWS, FITZROVIA, W1T**

1 BEDROOM APARTMENT

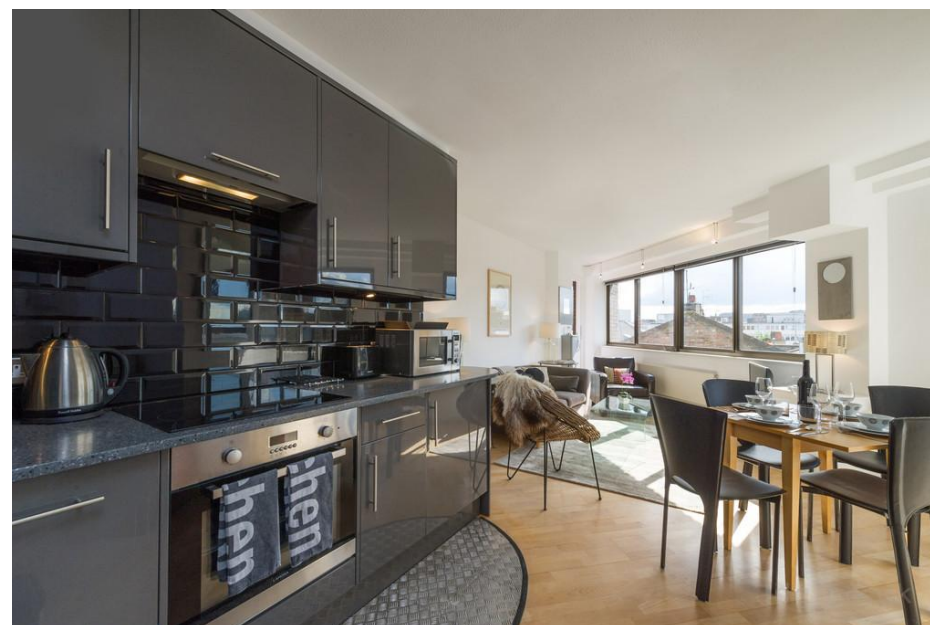
£395PW

FEES APPLY









## THE SPACE

A modern apartment access via lift with an open-plan kitchen, a good size reception room with large windows leading to a private balcony. A double bedroom with built-in wardrobes and a modern shower room. The apartment is furnished and has wooden flooring throughout. The apartment also benefits from a separate bed that can be pulled out for guests.

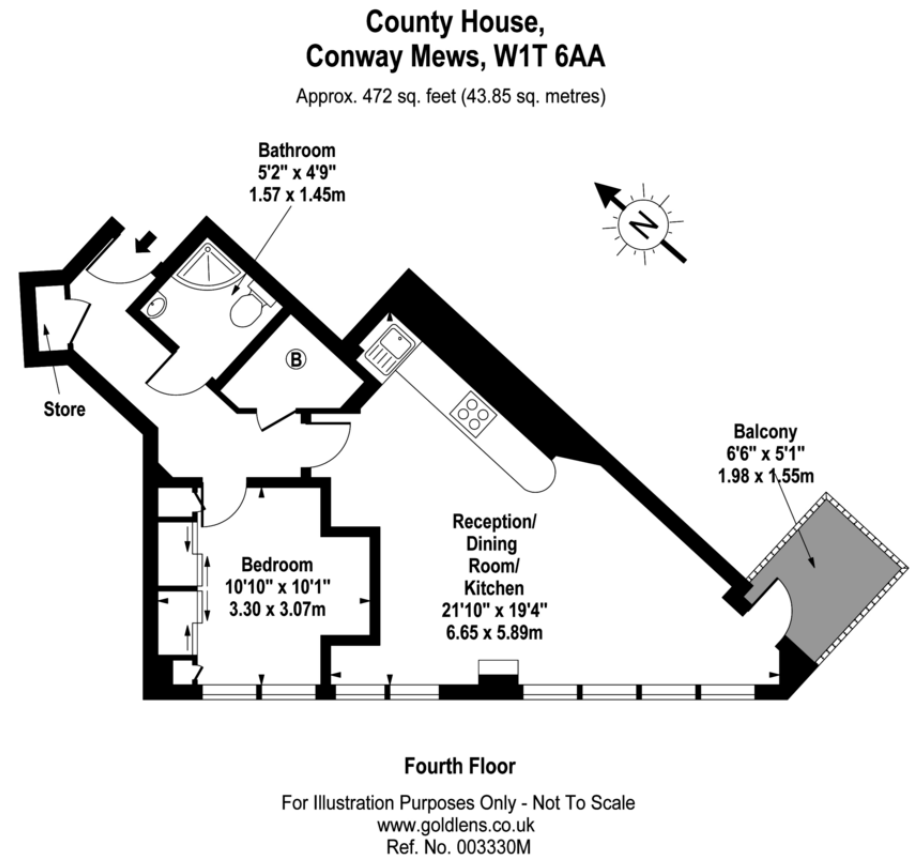
Located only a few minutes walk from Great Portland Street and Warren Street underground station, the apartment is also within a close proximity to the area's of Fitzrovia, Marylebone which offer a great selection of cafes, restaurants and bars as well the world famous shopping destination of Oxford Street and the open spaces of Regents Park.

## ACCOMMODATION AND FEATURES

- AVAILABLE NOW
- MODERN APARTMENT
- PRIVATE BALCONY
- OPEN-PLAN KITCHEN
- BUILT-IN WARDROBES
- WOODEN FLOORING
- FURNISHED
- MODERN SHOWERROOM



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 alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained nor 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.



ldg.co.uk

## ADDRESS

Conway Mews, Fitzrovia, London

## POSTCODE

W1T 6AA

## COMMUTE

- Warren Street (Northern and Victoria lines)
- Great Portland Street (Circle, Hammersmith & City line and Metropolitan lines)

## EATS

- Fish Bone Fish and Chips
- Thai Metro
- Santa Maria Pizza
- Roka Charlotte Street

## COFFEE & MORE

- Simmons Bar
- Alex Coffee
- Lore of the Land
- The Grafton Arms

## STRETCH OUT

- Pure Gym
- Regents Park

## LOCAL AUTHORITY

Camden London 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) Unpaid Rent

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

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

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.

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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