



BEST GAPP

Established 1900

020 7730 9253
bestgapp.co.uk



Eaton Place Belgravia, London SW1

£1,825 per week

(£7,908 per month)

Subject to Contract (Fees apply)

- Unfurnished
- 2 Reception rooms
- 3 Bedrooms
- 3 Bathrooms (en suite)
- Kitchen
- Courtyard
- Balcony
- EPC (D)

81 Elizabeth Street | London | SW1W 9PG

CHARTERED SURVEYORS



ESTATE AGENTS



VALUERS



This beautiful apartment is situated within a fine stucco fronted property in the heart of Belgravia and is located at the western end of Eaton Place. The property retains its splendid original period features with an impressive reception room and formal dining room onto a large balcony with a spiral staircase leading to a private courtyard. The accommodation also comprises a modern fully fitted kitchen, three further double bedrooms with en-suite bathrooms and a guest WC. Viewing is highly recommended. Available now.

Misrepresentation Act 1967
 The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.



Very energy efficient - lower running costs

DE-PHOTOGRAPHY.NET

TERMS

To be let for a term of 12 months, rent payable monthly in advance, subject to contract and references. The tenant will be responsible for the cost of the utilities to include electricity, gas, telephone, broadband, water and council tax where applicable.

TENANT FEES

Once an offer has been submitted for a rental property and accepted by the Landlord, subject to contract and references to include 'right to rent checks', previous landlord references (if available) and the necessary affordability/credit checks, Best Gapp will request a non-refundable reservation fee of one weeks rent to reserve the property and in order to proceed with the tenant reference applications. NB. If the Landlord decides not to proceed with the tenancy the reservation fee will be reimbursed in full, however should the applicant withdraw their offer either before or after the tenant references are processed the reservation fee will be non-refundable and retained by the Landlord.

Deposit:	Equivalent to six weeks rent (unless otherwise agreed). NB. All deposits to be protected in the Tenancy Deposit Scheme (either DPS or TDS).
Pet Deposit:	Subject to landlords consent. Equivalent to two weeks rent in addition to the six week security deposit (unless otherwise agreed). This is to cover the additional risk for damages to the property. NB. All deposits to be protected in the Tenancy Deposit Scheme (either Deposit Protection Scheme or Tenancy Deposit Scheme).
Tenancy Agreement Fee:	£220 inclusive of VAT
Tenant Administration Fee:	£120 inclusive of VAT (per person) - to include credit check fee: £37.20 (non-refundable)
Permitted Occupier Administration Fee:	NB: This fee only applies if there is an additional occupant permitted and not stated on the tenancy agreement. £120 inclusive of VAT (per person) - to include credit check fee: £37.20 (non-refundable)
Guarantor Administration Fee:	£120 inclusive of VAT (per guarantor) - to include credit check fee: £37.20 (non-refundable)
Tenancy Renewal Fee:	£85 inclusive of VAT
Check-Out	
Tenant Inventory Fees:	- 1 Bed £175.00 inclusive of VAT - 2 Bed £220.00 inclusive of VAT - 3 Bed £275.00 inclusive of VAT - 4/5 Bed £325.00 inclusive of VAT

Best Gapp is covered by the RICS Client Money Protection Scheme

Best Gapp belongs to The Property Ombudsman Redress Scheme www.tpos.co.uk

Copies of the TPO Code of Practice plus our complaint handling procedure is available from our office.

7 December 2018