



## **RENAISSANCE SQUARE APARTMENTS, LONDON, W4**

**£2,800 PER CALENDAR MONTH**  
**Furnished, Unfurnished**

**INCREDIBLE THIRD FLOOR TWO BEDROOM PROPERTY WITH BALCONY  
OVER LOOKING LANDSCAPED GARDENS**

**Two Bedrooms | Reception Room | Open Plan Kitchen | Two Bathrooms | Balcony | Gym |  
Underground Parking | Council Tax Band Tbc | Epc Rating Band B | Furnished/Unfurnished |  
Available Now | Fees Apply**

Chiswick | 020 8994 7096 | [chiswick@winkworth.co.uk](mailto:chiswick@winkworth.co.uk)

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

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## DESCRIPTION

This beautifully presented two bedroom apartment has been finished to an exceptional standard throughout. This third floor property comprises open plan kitchen with fitted appliances, spacious living area leading out onto a lovely south facing balcony overlooking the attractive landscaped gardens. The master bedroom offers built in wardrobes with internal lighting and a gorgeous en suite, a further double bedroom and bathroom are offered.

The property benefits from wooden flooring throughout, gymnasium on site, communal gardens and underground parking.

**Borough:** London Borough Of Hounslow



# TENANTS GUIDE

## FEE OF INTENT:

To secure a property we take one week's rent as a Fee of Intent, this must be paid in cleared funds i.e.: debit card. Once the landlord has confirmed the acceptance of your offer we proceed in taking references. Should the landlord not accept or later withdraw from the offer, the fee of intent will be returned in full. Subject to terms & conditions of the fee of intent, where the tenant decide not to move into the property for whatever reason, the fee of intent is forfeited.

## REFERENCES:

Prospective tenants are required to provide four references; bank, employment, previous/existing landlord and personal. Where a prospective tenant is self-employed or a company owner more detailed references will be required. Where a guarantor is accepted they should be a UK resident and a property owner, and will be required to provide proof of income, proof of home ownership and a bank reference.

## RIGHT TO RENT in the UK:

We are required by law to check that all tenants have the right to rent in the UK. The prospective tenant must come into the office with their passport, if you do not have a passport, please contact the office where a list of other acceptable documents can be given. If a tenant requires a Visa, they will need to present the original Visa in the office themselves. We cannot accept one tenant bringing in passport and or visa for another tenant.

## PROOF OF ADDRESS:

A utility bill (within the last three months), latest council tax bill or bank statement is acceptable for proof of address. The original document needs to be brought into the office for us to take a photocopy.

## DEPOSIT:

A six week security deposit is standard for our office. Where it is not possible to obtain full references or where a guarantor is required, a larger security deposit will be needed. There may be some other circumstances where a larger deposit would have to be taken. In most cases Winkworth will be the Deposit Holder, subject to the terms and conditions of the 'Deposit Protection Scheme'. Feel free to ask for confirmation of whom the Deposit Holder will be. Under all Assured Shorthold Tenancies, the deposit must be protected under the Deposit Protection Scheme, whether held by the Agent or the Landlord.

## INVENTORY:

An inventory lists the contents and condition of the property. Where a professional inventory is carried out the landlord pays for the check-in and the Tenant(s) pays for the check-out. The cost of the check-out can vary depending on the size of the property, you can ask at our office prior to your move in for an approximate cost. Should you leave the property in a condition that requires the inventory clerk to spend more time than expected to carry out the report this could affect the cost. This could be where items are moved into different rooms or stored and not easily accessible. In other circumstances the Landlord may provide their own inventory.

## TOTAL COST OF MOVING IN:

As well as paying the one calendar months' rent in advance (weekly rent multiplied by 52 and divide by 12) and the security deposit, you are also required to pay:

Tenancy agreement Charge:	£238.80 (Inc. Vat)
Tenants reference application & verification fee:	£72.00 per person (Inc. Vat)
Tenants with Guarantor Fee:	£72.00 per person (Inc. Vat)

The Fee of Intent already paid will be deducted from the total amount due, which must be paid on or before the commencement date of the agreement. This can be paid by (\*) transfer directly into our account. Personal cheques are **not** accepted. \* Most transfers can take up to three working days to leave your account and to clear in ours. The full move in monies must be cleared in our account before we can allow the tenant to move in.

## EPC - ENERGY PERFORMANCE CERTIFICATE

A copy will be given at the time the Fee of Intent is paid and on the day of your move in.

## UTILITY COMPANIES:

Although we write to all utility companies, informing them when the Tenant(s) are moving into the property, it is the responsibility of the Tenant(s) to ensure that they are registered with all utility companies, as you will be asked at the end of the tenancy to provide copies of your final utility bills addressed to the tenant for the property.

## TELEVISION & TELEPHONE:

Tenant(s) are responsible for their television licence, whether the landlord provides a television or not. Tenant(s) are also responsible for transferring the telephone landline into their name(s).

## INSURANCE:


The landlord has his/her own property and contents insured this does not include any of the Tenant's belongings. It is Tenant(s) responsible to insure their own belongings, which we strongly recommend that all Tenant(s) do.

## PETS:

Pets are not permitted under the terms of the tenancy agreement. Should the Tenant(s) wish to have a pet(s) in the property they should negotiate this prior to paying the Fee of Intent. If consent is given this should be confirmed in writing and also included in the tenancy agreement.

## COUNCIL TAX:

Band	A	B	C	D	E	F	G	H
LB of Hounslow	£935.00	£1,091.00	£1,247.00	£1,403.00	£1,715.00	£2,026.00	£2,338.00	£2,806.00
LB of Ealing	£907.44	£1,058.67	£1,209.91	£1,361.15	£1,663.63	£1,966.10	£2,268.58	£2,722.30
LBHF	£671.89	£783.86	£895.85	£1,007.83	£1,231.80	£1,455.75	£1,679.72	£2,015.66

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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