

WESTBOURNE GROVE, W11
£900 p/w - Long Let

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Recently refurbished, this contemporary two-bedroom maisonette apartment features a spectacular vaulted ceiling that runs the length of the living space. Flooded with light, the open-plan layout pairs a neutral colour palette with accents of industrial design in the kitchen and period detailing of the marble fireplace.

The property is situated on Westbourne Grove close to Granger & Co and the many other bars, restaurants and boutiques within the immediate area.

- Spacious reception room
- Open-plan kitchen
- Master bedroom suite
- One further bedroom
- Family bathroom
- City of Westminster
- Approx. 1,114 sq ft / 103 sq m. EPC=D





Map

Westbourne Grove, W11

Local Information

Architecture

- 1 Helm Architecture
- 2 Kohn Pedersen Fox Associates
- 3 AMPS

Art & Culture

- 1 Electric Cinema
- 2 Flow Gallery
- 3 London WEST BANK Gallery

Design

- 1 Jonathan Adler
- 2 Vessel
- 3 Graham & Green

Fashion

- 1 Paul Smith
- 2 JOSEPH
- 3 Dinny Hall

Food & Drink

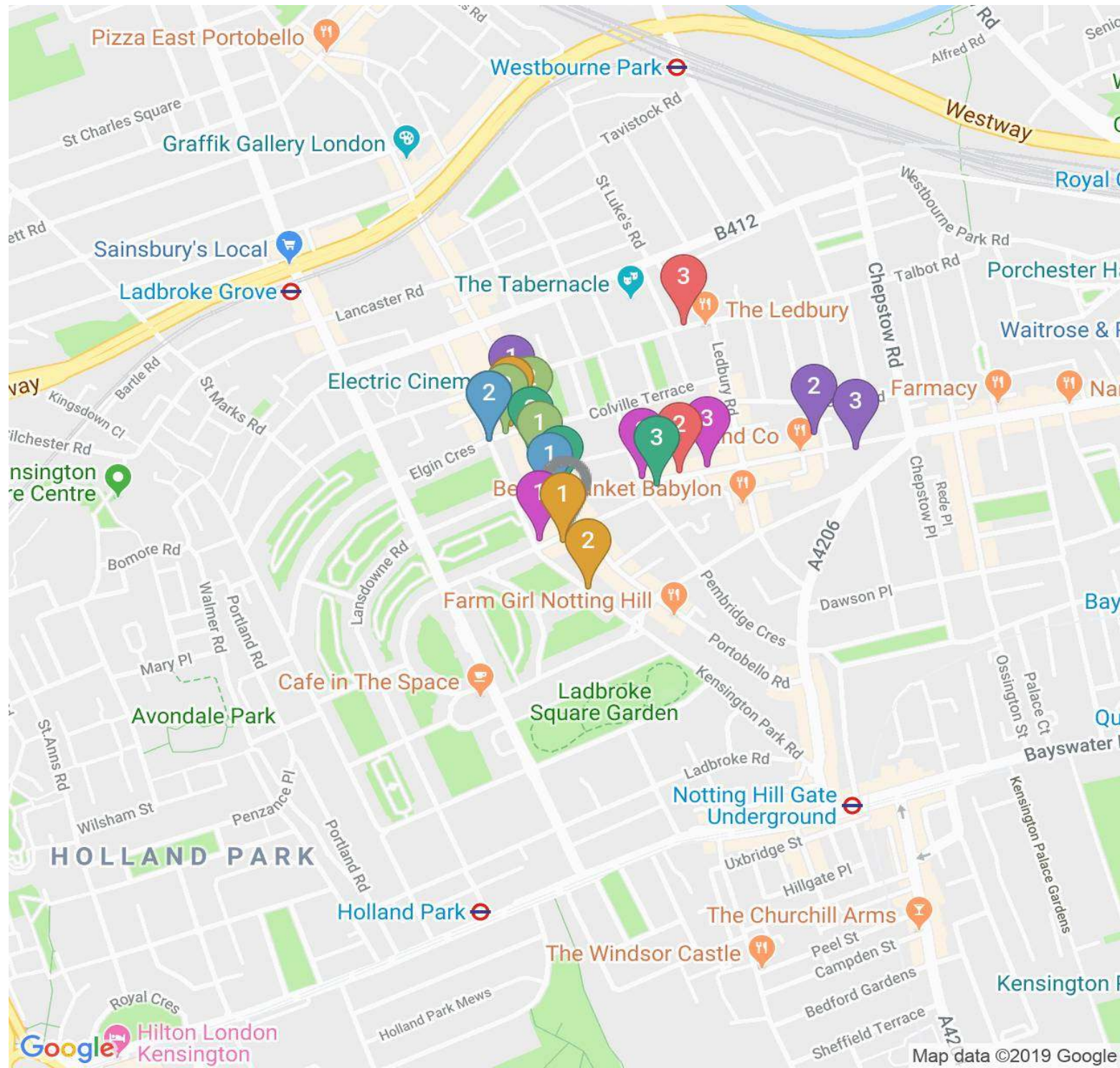
- 1 Gail's
- 2 Trailer Happiness
- 3 The Grocer On Elgin

Indulge

- 1 Boutique Spa
- 2 Bodyism
- 3 Strip

Shopping

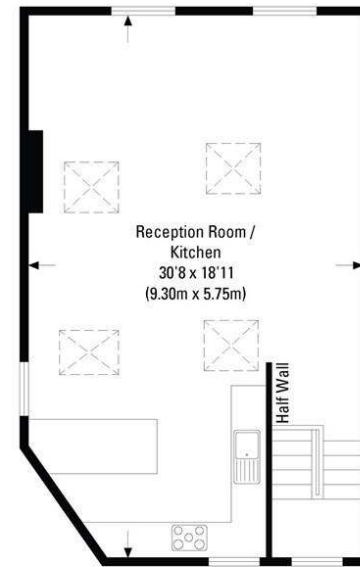
- 1 The Hummingbird Bakery
- 2 The Marshmallowists
- 3 Wild At Heart



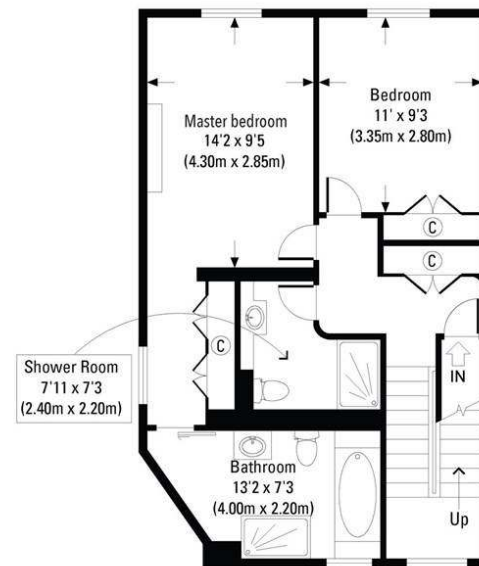
Floor plan

This image is illustrative only

(Not to scale)



Third Floor



Second Floor

Approx. Gross Internal Floor Area 1114 Sq. Ft. / 103.45 Sq. M.
 Floor plans are for illustrative purposes only and not to scale.
 Compliant with RICS code of measuring practice.

Contact

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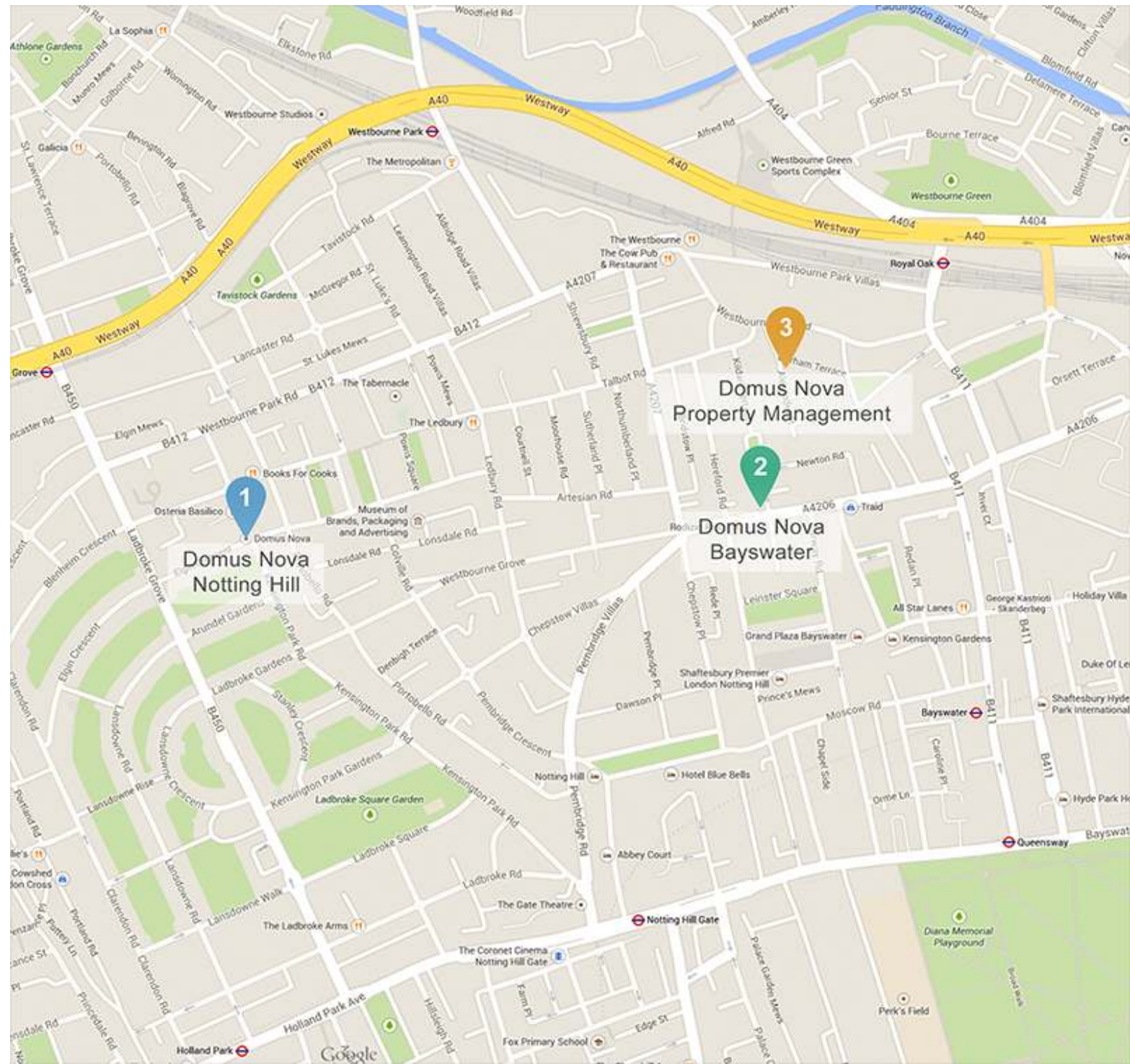
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Tenant letting fees

Whether you are renting on a short or long term basis through Domus Nova, below are the only letting fees that may apply throughout your tenancy. If you have any questions about our fees, please don't hesitate to contact the Domus Nova Lettings team.

Move in (once offer agreed)

- **Tenant start-up fee.** Contract negotiation, amending, agreeing tenancy terms and arranging the tenancy and tenancy agreement - £240 + VAT (£288 including VAT) per tenancy

- **Reference fee.** Processing the application for referencing, identity and immigration status check - £35.00 + VAT per person referenced (all tenants and guarantors) (£42.00 including VAT per person referenced)

- **Failed reference check.** If you do not pass the reference check, you are liable for the full cost of the reference fee - £35.00 + VAT per person referenced (all tenants and guarantors) (£42.00 including VAT) per person

- **Withdrawing from tenancy.** Cost of work carried out in the preparation of the tenancy agreement and pre-tenancy works completed for your anticipated move in. Once your offer is accepted, you will be asked to pay the equivalent of two week's rent which contributes towards your initial rental payment. A receipt for these funds will be provided. Should you decide to withdraw from the tenancy, any reasonable charges already incurred in the preparation of your tenancy agreement and for pre-tenancy works already completed, shall be deducted from your two week's payment, to a maximum of £240.00 + VAT (£288.00 including VAT) per tenancy.

During your tenancy

- **Change of tenant and / or occupant fee.** Amending the tenancy and tenancy agreement, as well as identity and immigration status checks for new tenants and / or occupants - £100.00 + VAT per person (£120.00 including VAT)

- **Reference fee.** Processing the application for referencing for any new tenants or occupants (including credit checks, bank, guarantor, previous landlord) - £35.00 + VAT per person referenced (all tenants and their guarantors) (£42.00 including VAT per person referenced)

- **Tenancy agreement renewal fee.** Contract negotiation, amending, agreeing tenancy terms and arranging the tenancy agreement/memorandum of renewal and or extension agreement - £150.00 + VAT per property (£180.00 including VAT)

- **Unpaid rent / returned payments** - £35 + VAT (£42 including VAT) per unpaid or returned payment.

Interest shall be payable from the date on which the rent was due until the date on which the rent is actually paid. Interest will be charged at 4% above the base rate of the Bank of England.

Ending your tenancy

- **Inventory check out costs (paid at end of tenancy)** - The cost of this depends on the size of the property, whether the property is furnished or unfurnished and whether there is an outdoor area belonging specifically to the property. Quotes can be obtained on request. Any missed appointments or cancellations may incur a fee payable to the third-party inventory clerk.

- **Professional clean** - This is charged on the same basis as the 'Inventory check out costs'. Quotes can be obtained on request.

About Domus Nova

Domus Nova is a member of **The Property Ombudsman**

Domus Nova does not currently have client money protection.

Tenancy Deposit Protection Scheme: **Deposit Protection Service**

Independent redress provided by: **The Property Ombudsman**



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