

WALLINGFORD AVENUE, W10
£2,500 p/w - Short Let

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Available for short-let and recently refurbished, this four-bedroom house has been flawlessly finished. Blending contemporary, functional design and well-appointed pops of colour with original period detailing, this home is not one to miss. The open-plan living space is not only beautifully lit due to its tremendous sash windows, but is complemented by polished wood floors as well as crisp white interiors, and is a great place to entertain. A freestanding island can be found in the contemporary kitchen. Each bedroom is generously sized and are ...

- Formal reception room
- Contemporary kitchen with island
- Four sizable bedrooms
- Three modern bathrooms
- Patio garden with storage shed
- TV room
- Royal Borough of Kensington & Chelsea
- Approx. 1,732 sq ft / 160.9 sq m. EPC=E








DOMUS NOVA

Map

 Wallingford Avenue, W10

Local Information

Architecture

-  Thomas Croft Architects
-  Jonathan Tuckey Design
-  Studio Bednarski

Art & Culture

-  Siegfried Contemporary




Design

-  Violet & George

Fashion

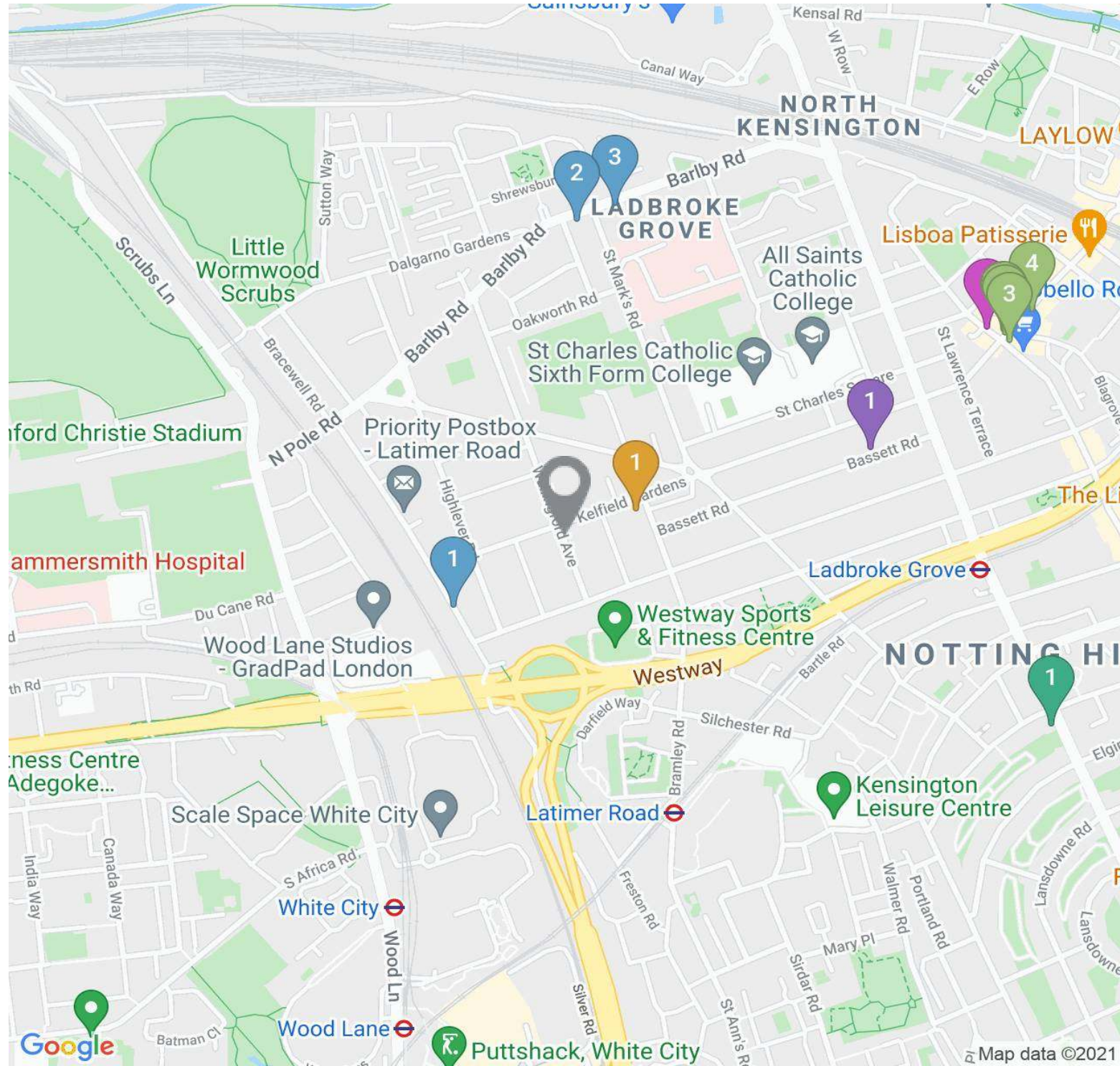
-  meli melo

Food & Drink

-  George's Fish Bar
-  108 Garage
-  Pizza East Portobello
-  Snaps & Rye

Shopping

-  Provenance



Contact

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nottinghill@domusnova.com

2 Domus Nova Bayswater

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020 7221 7817

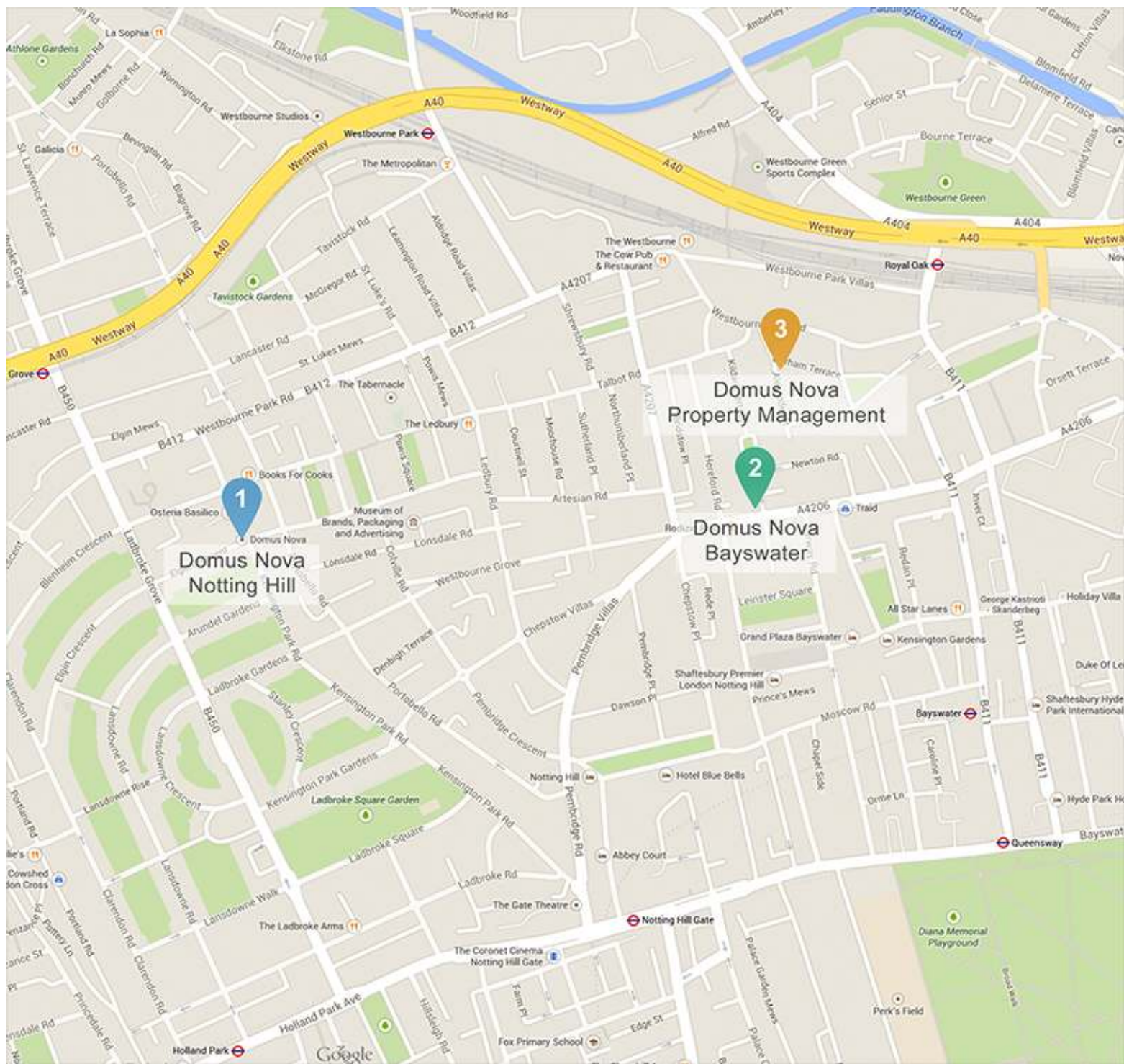
bayswater@domusnova.com

3 Domus Nova Property Management

37 Alexander Street, London W2 5NU

020 7908 9338

management@domusnova.com



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 Domus Nova.

Fees for Assured Shorthold Tenancies and where the Tenant Fees Act 2019 applies

Move in (once offer agreed)

- **Holding Deposit and Withdrawing from tenancy.** The Tenant will be asked to pay the equivalent of one week's rent which contributes towards your initial rental payment. Should you decide to withdraw from the tenancy then these funds can be retained in accordance with these regulations, but the amount retained will not exceed the costs incurred by the agent or landlord.

During your tenancy

- **Changes to the Tenancy. (Addenda, riders, change of tenant and/or occupant):** - £48.00 including VAT

- **Unpaid rent.** Interest is payable from the date on which the rent was due until the date on which the rent is actually paid. The interest rate will be 3% above the Bank of England Base Rate.

Ending your tenancy

- **Early Termination** - Should the tenant request to leave before the end of their tenancy there will be a cost to this that will be explained but will not exceed the financial loss that a landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early.

Fees for Non-Housing Act Tenancies

Move in (once offer agreed)

- **Tenant start-up fee.** Contract negotiation, amending, agreeing tenancy terms and arranging the tenancy and tenancy agreement - £288.00 including VAT per tenancy

- **Reference fee.** £60.00 including VAT per person referenced, including all tenants and guarantors

- **Failed reference check.** If you do not pass the reference check, you are liable for the full cost of the reference fee - £60.00 including VAT per person, including all tenants and guarantors.

- **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. 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 £288.00 including VAT per tenancy.

During your tenancy

- **Changes to the Tenancy (Addenda, riders, change of tenant or occupant):** £180.00 including VAT per person

- **Reference fee:** Processing the application for referencing for all new tenants, occupants or guarantors: £60.00 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 - £180.00 including VAT.

- **Unpaid rent:** - £42.00 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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