



Cotton Row

SW11 £2,500 PCM



- An immaculately presented first floor riverside apartment
- An open plan reception room/kitchen with space for dining
- A master bedroom with an en-suite shower room
- A second double bedroom
- A modern shower room
- A private balcony with spectacular river views
- A secure off-street parking space

- Well maintained communal gardens and a porter
- Near Clapham Junction & Wandsworth Town mainline stations
- Close to the local amenities
- Furnished
- Wandsworth borough
- Available Immediately

ADVICE TO TENANTS

REFERENCES

References will be obtained by an external credit-referencing agency.

The cost of this service is £71 including VAT. The cost for an overseas reference is £81 including VAT.

PRELIMINARY PAYMENT

A preliminary payment of £600 is required before the processing of the application and preparation of documentation. If the tenant withdraws from the proposed agreement or references are known to be unsatisfactory then the preliminary payment will be forfeited, however if the Landlord withdraws, the preliminary payment will be returned to you in full minus the credit reference costs if incurred. Upon receipt of the Landlord's approval of your references and execution of the Tenancy Agreement, the preliminary payment will be offset against the monies due from you on the signing of the agreement, namely the first instalment of the rent, the Tenancy Agreement fees and dilapidation's deposit.

CARD PAYMENTS

Please note that card transaction will incur bank service charges; please contact the office for further details. Unfortunately we are unable to accept American Express or Diners cards.

DEPOSIT

A security deposit of six weeks (cleared funds only) will be required against unpaid bills and dilapidations.

UTILITIES

Gas, electric, water rates, council tax and telephone accounts must be transferred into the Tenant's name at the commencement of the Tenancy. Please note it is the tenant's responsibility to ensure that this is completed.

TENANCY AGREEMENT

A charge of £150.00 plus VAT is required for drawing up contracts.

INVENTORY CHARGES

The Tenant is responsible for the cost of the inventory checkout at the end of the Tenancy, payable at the commencement of the tenancy.

RENT PAYMENTS

We would like to make all tenants aware that rent will be due by the contract tenancy date every month or quarter. Standing orders will be set up to ensure this, however due to banking delays standing order mandates will be set up four days in advance of the rent due date.

MOVING-IN MONIES

Move-in monies can be paid by bank transfer or debit card only (subject to a bank service charge). The payment must be in cleared funds prior to your move-in date. Please note, if funds are not cleared with ourselves, keys will not be released.

DIMENSIONS

Living area	28'58" x 14'66"	8.71m x 4.47m
Bedroom one	14'76" x 14'66"	4.5m x 4.47m
Bedroom two	10'40" x 8'50"	3.17m x 2.59m

James Pendleton give notice to anyone reading these particulars that:

- (i) these particulars do not constitute part of an offer or contract;
- (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact;
- (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

ACCOMMODATION

An immaculately presented first floor riverside apartment set within a modern gated development. The apartment boasts well balanced accommodation including a generous open plan reception room with an integrated sound system, space for a dining table/contemporary kitchen with integrated appliances, a master bedroom with an en-suite bathroom, a second double bedroom, a modern shower room, a private balcony with spectacular south-westerly river views and secure off-street parking. The development benefits from an entry phone system, a concierge and well maintained communal gardens. The local transport links include numerous bus services into the West End and the City, Clapham Junction and Wandsworth Town mainline stations. The cafes, bars, shops and restaurants local to Fulham, Chelsea and Battersea are also within close proximity of this fantastic apartment. Available immediately, furnished. Energy Rating: C.

