Hammersmith Grove, Brackenbury Road, London, W6

£692.31 per week (£3,000 pcm)

An extremely spacious and recently refurbished two double bedroom upper maisonette, in excess of 1200 sq ft. Available immediately. Unfurnished.

2 Bedrooms | Reception Room | Kitchen | Bathroom | 1217 Sq Ft / 113 Sq M | Deposit - 5 weeks' rent - £3,461.55 based on asking price of £692.31 per week | Council Tax Band E | EPC Rating Band E
London Borough of Hammersmith & Fulham

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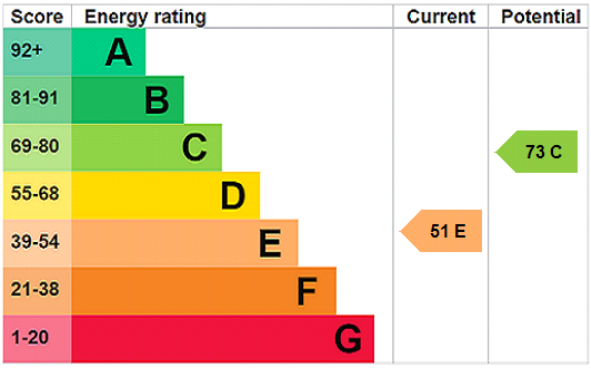
DESCRIPTION

In excess of 1200 sq ft, this extremely spacious property has its own private entrance on the ground floor, with stairs then leading to the first floor, where there is a large reception room and kitchen / dining room. The second floor offers two double bedrooms and family bathroom. The property is well-located for the numerous local amenities on offer in Brook Green and Brackenbury Village, with a further range found both at Westfield London and in Hammersmith. The closest Underground stations are at Hammersmith, Goldhawk Road and Shepherds Bush, where London Overground services are also on offer.



TENANTS GUIDE

HOLDING DEPOSIT RECEIPT:

To secure a property we take one weeks rent as a holding deposit, this must be paid in cleared funds i.e.: bank transfer or 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 holding deposit will be returned in full. Subject to terms & conditions of the holding deposit, where the tenant decide not to move into the property for whatever reason, the holding deposit is forfeited.

REFERENCES:

Prospective tenants are required to provide three references; bank, employment and previous/existing landlord. 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 and bank reference. Blinc will perform the credit check for both tenant(s) and guarantor(s).

DEPOSIT:

A five week security deposit is standard for our office (six weeks if the rent is over £50,000 per annum). In most cases Winkworth will be the Deposit Holder, subject to the terms and conditions of the 'Tenancy Deposit Scheme'. Feel free to ask for confirmation of whom Deposit Holder will be.

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 also pays for the check-out. In other circumstances the landlord may provide their own inventory.

TOTAL COST OF MOVING IN:

You will be required to pay one calendar months' rent in advance and the security deposit.
The holding deposit already paid will be deducted from the total amount due, which must be paid on or before the commencement date of the agreement. This will be paid by bank* transfer directly into our account.
* Some transfers can take up to three working days to leave your account and to clear in ours. Funds must be cleared in our account before we can allow the tenant to move in.

EPC - ENERGY PERFORMANCE CERTIFICATE

Agents are required to give tenants a copy of the full EPC report prior to your move in date, which will be done at the time the holding deposit is paid and on the day of your move in.

UTILITY COMPANIES:

Although we write to all utility companies, informing them when the tenants are moving into the property, it is the responsibility of the tenants 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:

Tenants are responsible for their television licence, whether the landlord provides a television or not. Tenants are also responsible for transferring the telephone landline into their names.

INSURANCE:

The landlord has his/her own property and contents insured this does not include any of the tenant's belongings. It is tenants responsible to insure their own belongings.

PETS:

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

PARKING/CAR OWNERS:

Some properties and developments are part of the Local Authorities 'Low Car Housing Scheme' and as such there is no parking in the development or on the property nor any right to apply to the local authority for a parking permit (except those with disabilities who are blue badge holders). If this issue is important to you, we advise seek confirmation from the Local Authority or a member of our staff that any property of interest is not within such a scheme.

COUNCIL TAX:

Each domestic dwelling has been allocated to one of eight bands, A to H, according to its open market capital value at 1st April 1991. The range of values for each band is detailed below. Further information is available on the London Borough of Hammersmith & Fulham website www.lbhf.gov.uk

Band	A	B	C	D	E	F	G	H
2026/2027	£1,013.01	£1,181.84	£1,350.68	£1,519.51	£1,857.13	£2,194.84	£2,532.52	£3,039.02

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 83 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 564 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 570 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1217 SQ FT/ 113 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client.
Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement.
The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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ONE STOP SHOP FOR PROPERTY MARKETING

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. 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.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

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