





STANLAKE ROAD, LONDON, W12

**£2,800 PER MONTH FURNISHED £2,800 PER CALENDAR MONTH**

A well presented two double bedroom patio flat in an attractive mansion block in the heart of Shepherds Bush. Furnished, Available now.

**Shepherds Bush,** 020 8735 3266, shepherdsbush@winkworth.co.uk

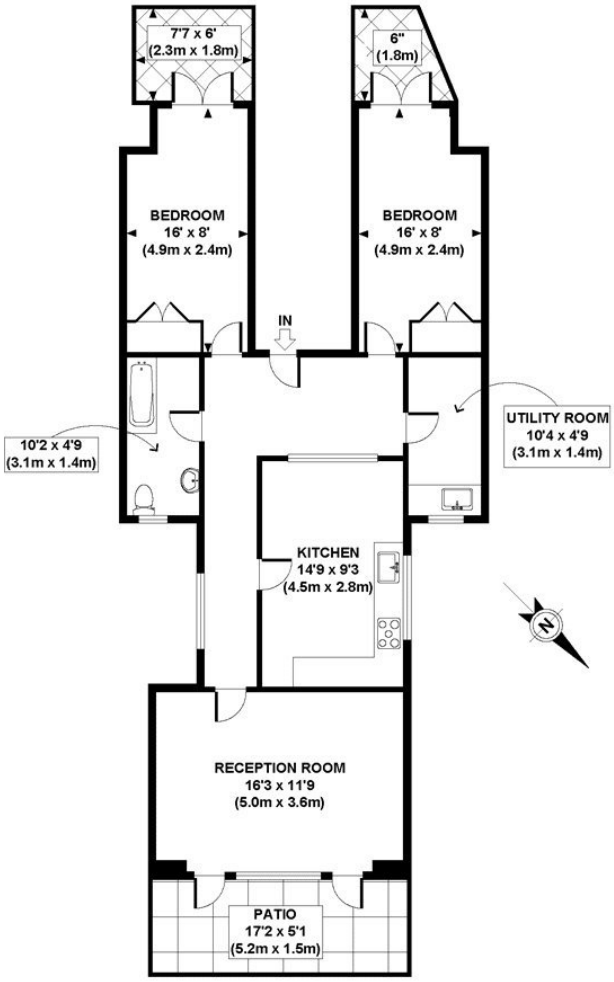
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## DESCRIPTION:

A very well presented two double bedroom patio flat in an attractive mansion block in the heart of Shepherds Bush. Furnished, Available now.

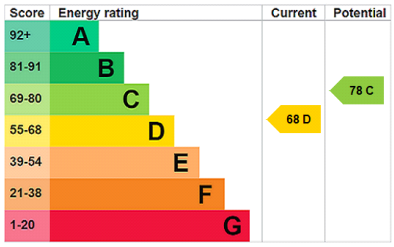
This spacious property comprises two good sized double bedrooms, stylish bathroom, contemporary kitchen/dining room, bright reception room leading to a patio area.




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 870 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 870 SQ FT / 81 SQ M
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Floorplans are for identification and guideline purposes only, not to scale.
Compliant with RICS code of measuring practice.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.




**LOCAL AUTHORITY: Hammersmith & Fulham, S.Bush**

**COUNCIL TAX BAND: E**

**PARKING RESTRICTIONS: Residental parking**

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# TENANTS GUIDE

## HOLDING DEPOSIT

To secure a property we take one weeks rent as a holding deposit, this must be paid in cleared funds Via bank transfer. 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 statements, 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.

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**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.

| Hammersmith and Fulham - Council tax levels 1st April 2026 - 31st March 2027 | |
|---|---|
| Band | 2026/27 |
| A | £1,013.01 |
| B | £1,181.84 |
| C | £1,350.68 |
| D | £1,519.51 |
| E | £1,857.13 |
| F | £2,194.84 |
| G | £2,532.52 |
| H | £3,039.02 |

| Ealing - Council tax levels 1st April 2026 - 31st March 2027 | |
|---|---|
| Band | 2026/27 |
| A | £1,425.69 |
| B | £1,663.29 |
| C | £1,900.92 |
| D | £2,138.53 |
| E | £2,613.77 |
| F | £3,088.98 |
| G | £3,564.22 |
| H | £4,277.06 |

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