

## Poplar Grove, Brook Green, W6

£7,000 per month (£1,615 p/w)

A truly unique newly built house within the Melrose conservation area. Unfurnished. Available immediately.

Reception Room | Kitchen / Family Room | 3 Bedrooms | 2 En Suite Bathrooms | En Suite Shower Room | Sunroom | Utility Room | Cloakroom | 3 Terraces | 2,030 Sq Ft / 188 Sq M | Deposit - 5 weeks' rent - £8,075 based on asking price of £1,615 per week | Council Tax Band tbc | EPC Rating Band A | London Borough of Hammersmith & Fulham





### DESCRIPTION

The house comprises entrance hall, cloakroom and reception room on the ground floor; the lower ground floor offers a kitchen/reception room, utility room and plant room as well as access to a terrace; the first floor offers a study area and two bedrooms, both with en suite bathrooms; the second floor the main bedroom suite with dressing area and bathroom, the top floor offers a fabulous sun room with two terraces offering superb roof top views. This house is truly unique within the area and has been built to exceed all current regulations, with an air source heat pump, solar panels and under floor heating throughout. With an EPC rating of A, the house is incredibly efficient, with low running costs as well as minimal CO2 emissions.

Poplar Grove forms part of the Melrose Conservation Area, the house is ideally located for a number of well-regarded schools, both state and private sector, as well as the numerous amenities on offer in Brook Green and Brackenbury Village, which include some fantastic independent shops, including a fishmonger and butcher and a number of excellent pubs and restaurants. A further more extensive range are on offer at both Westfield London and in Hammersmith, whilst the eagerly anticipated Olympia redevelopment is also within easy reach. The closest Underground stations are Hammersmith, Shepherd's Bush and Goldhawk Road. London Overground services are also available at Shepherd's Bush.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	95	96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## 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:**

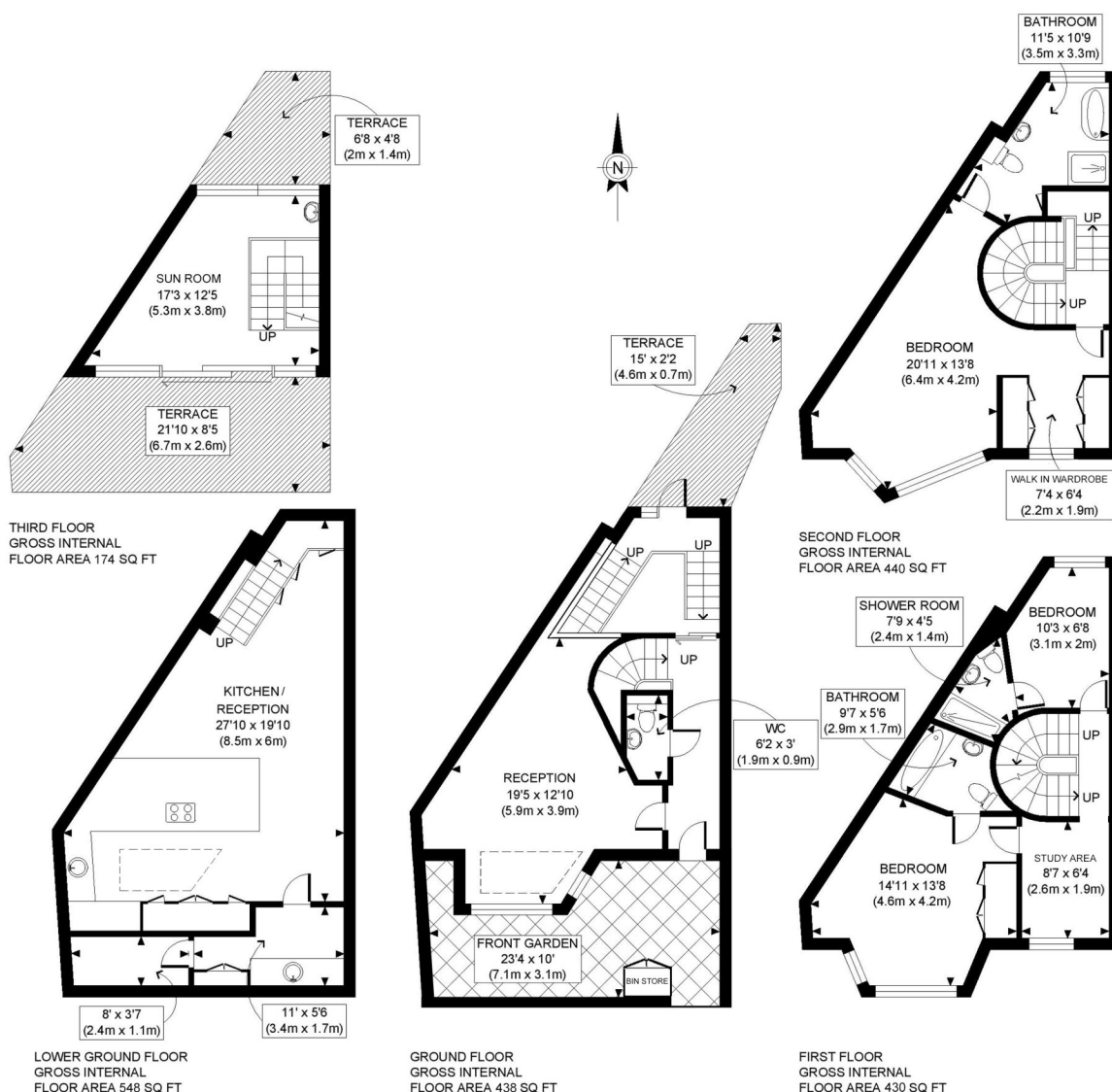
Some properties and developments are part of the Local Authorities 'Low Car Housing Scheme' and as such there is no parking in the development or on the property nor any right to apply to the local authority for a parking permit (except those with disabilities who are blue badge holders). If this issue 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 1<sup>st</sup> 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](http://www.lbhf.gov.uk)

Band	A	B	C	D	E	F	G	H
2025/2026	£967.61	£1,128.88	£1,290.14	£1,451.42	£1,773.95	£2,096.49	£2,419.03	£2,902.84





## PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

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.

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.

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**Winkworth**

for every step...