

Apartment

FAIRFIELD COURT, LONGSTONE AVENUE, LONDON, NW10 3TS



PCM

£1,750 PCM

KEY FEATURES:

- Newly re-furbished
- 2 Double bedrooms
- 1 Bathroom
- 1 Reception



2 Bedroom Apartment located in London

Maxwell Estates are delighted to offer this newly refurbished two double bedroom ground floor flat. Located in a quiet residential street, within walking distance to Willesden Junction Underground Station, coffee shops, local restaurants, and shopping amenities.

The property benefits from a large separate living room, two double bedrooms, family bathroom and a fully equipped kitchen.

Key features:

- Part Furnished
- 2 Double bedrooms
- 1 Bathroom

Landlords Requirement:

NO SHARERS/HMO

Summary:

- Rent Amount: £1,750.00 per month
- Deposit / Bond: £2,019.00
- Available: 19th April 2024

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

Holding deposits (a maximum of 1 week's rent);

Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);

Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);

Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);


Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services "telephone, internet, cable/satellite television), TV licence; Council tax (payable to the billing authority);

Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

Reasonable costs for replacement of lost keys or other security devices;
Contractual damages in the event of the tenant's default of a tenancy agreement; and

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Council Tax Band
C

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

