

Addison cottage, Addison Bridge Place

KENSINGTON, LONDON W14

A charming one bedroom detached cottage with direct access to a shared garden. Having been architecturally designed, the accommodation is immaculate throughout and offers a bright and airy open plan kitchen/reception room with high ceilings, a good sized double bedroom with ensuite shower room.

The cottage benefits from underfloor heating, plasma television (including Licence Fee), entry phone system and a shared patio garden. The asking rental figure includes a weekly cleaning & laundry service, heating, hot water, electricity, council tax and broadband

The property is conveniently located for the shopping, entertainment and transport facilities of Kensington High Street, Olympia and Hammersmith.

AVAILABLE FOR SHORT LET ONLY (MINIMUM 1 MONTH)



**OPEN PLAN RECEPTION ROOM/KITCHEN : BEDROOM : SHOWER ROOM
UNDER FLOOR HEATING : SHARED GARDEN
HEATING, HOT WATER, ELECTRICITY, COUNCIL TAX INCLUDED
WEEKLY CLEANING & LAUNDRY SERVICE INCLUDED
PLASMA TELEVISION (LICENCE FEE INCLUDED) : BROADBAND
ENTRY PHONE SYSTEM**

FURNISHED

WEEKLY RENTAL OF £500

Tel: 020 7603 7121

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TENANT CHARGES

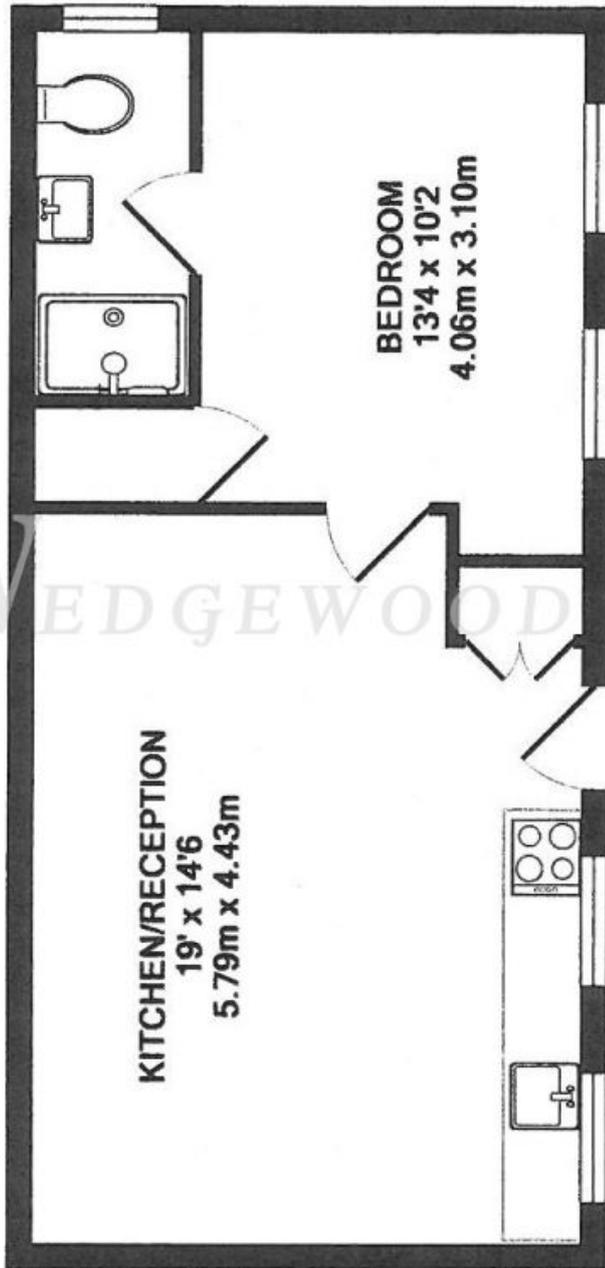
In addition to paying the agreed rent, the following are also to be paid by the tenant:

1: Tenancy Agreement Fee is £240 including VAT this is for all administrative work related to drafting and executing the Tenancy Agreement including tenant referencing fee for up to 2 persons.

2: Referencing Fee for each additional tenant or Guarantor is £30 including VAT per person.

3. Inventory Check Out: Inventory Companies charge dependent on size and content of a property. The cost of the Check Out will be passed directly to the Tenant from the Inventory company used; Wedgewood Estates does not make any additional charges for arranging this. A quote from an inventory company can be arranged upon request. Cost approximately £150 - £450. Landlords are not responsible for Inventory Check out fees, this is the tenants responsibility.





WEDGWOOD ESTATES

THE CLOCK COTTAGE, W14
TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)