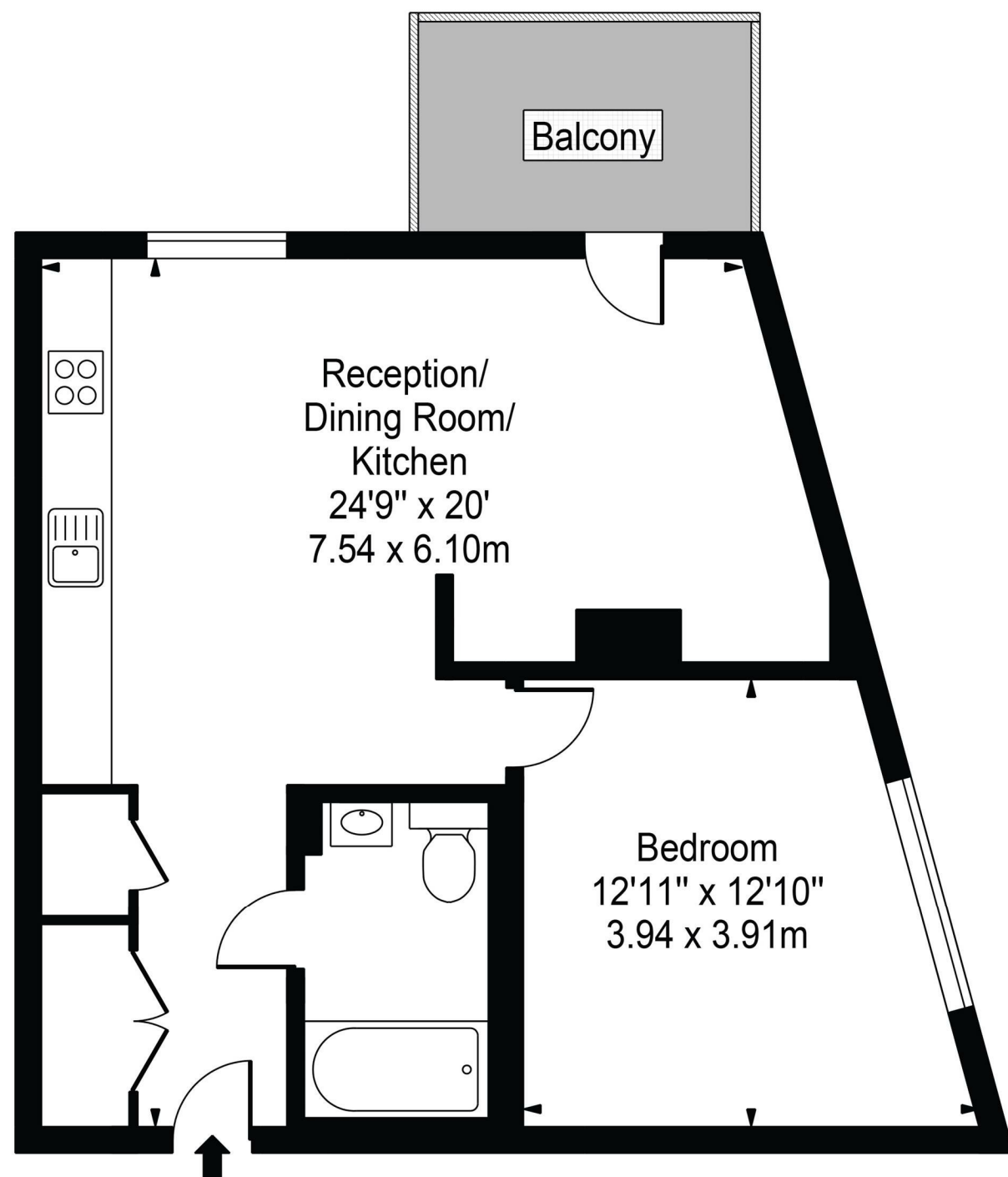


# Chandlers Avenue

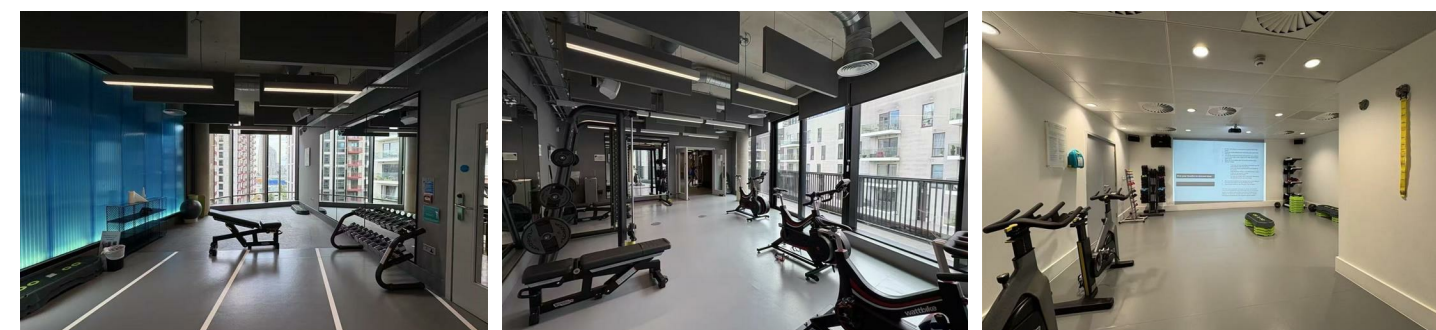
Approx. Gross Internal Area 579 Sq Ft - 53.79 Sq M



## Eleventh Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Chandlers Avenue, Greenwich Peninsula, London

£2,200

- Newly constructed development
- Open-plan living space
- Sleek kitchen with integrated appliances
- 24 Hour concierge
- Close to North Greenwich Station
- One double bedroom apartment
- Plenty of built in storage
- Private balcony with city skyline views
- Zone 2



# Chandlers Avenue, Greenwich Peninsula, London

Petty Son & Prestwich are thrilled to present this brand-new, one-bedroom apartment, complete with a private balcony and impressive city skyline views.

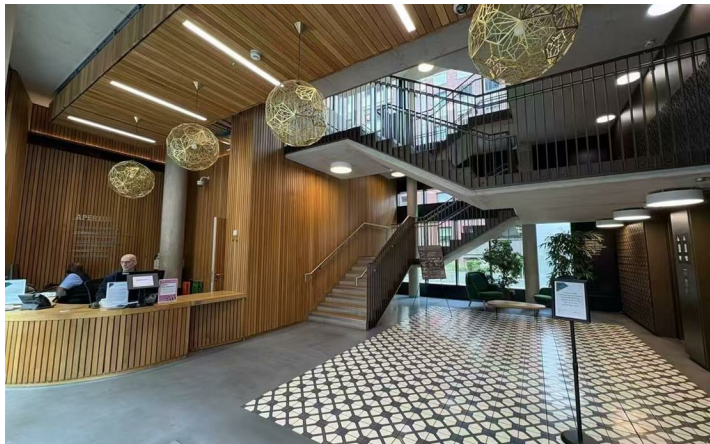
1

1

1

B

Council Tax Band: C



Situated within a highly sought after development, set between riverside pathways and expansive green spaces, Peninsula Gardens brings together four modern buildings in one of the most dynamic pockets of Greenwich Peninsula. With North Greenwich Station (Zone 2) only a short walk away, travel across the capital couldn't be simpler.

A stone's throw from the development is Aperture, the local community hub designed for easy, everyday living. Here you'll find a residents-only gym, a nursery, relaxed co-working areas, a Co-op convenience store, and its newest resident – EatFan, serving fresh pan-Asian cuisine. Added to that, residents benefit from the assurance of a round-the-clock concierge.

Set on the 11th floor, this immaculate apartment showcases chic, modern interiors with playful pops of colour such as burnt-orange kitchen cabinetry and deep-green hallway storage. The generous open-plan living and kitchen area comes complete with integrated appliances and opens out onto a private balcony framing spectacular views of the O2 Arena and the City.

A well-proportioned double bedroom shares the same stunning outlook, while the stylish internal bathroom offers a contemporary finish with a shower-over-bath.

Available now

Furnished

EPC Rating: B86

Council Tax Band: C

1 Week Holding Deposit: £507

5 Week Total Deposit: £2538

**\*NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019\***

Holding Deposit (per tenancy) - One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy and where Rent is under

£50,000 per year) - Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy and where Rent of £50,000 or over per year) - Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent - Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s) - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenants Request) - £50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request) - £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request) - Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.