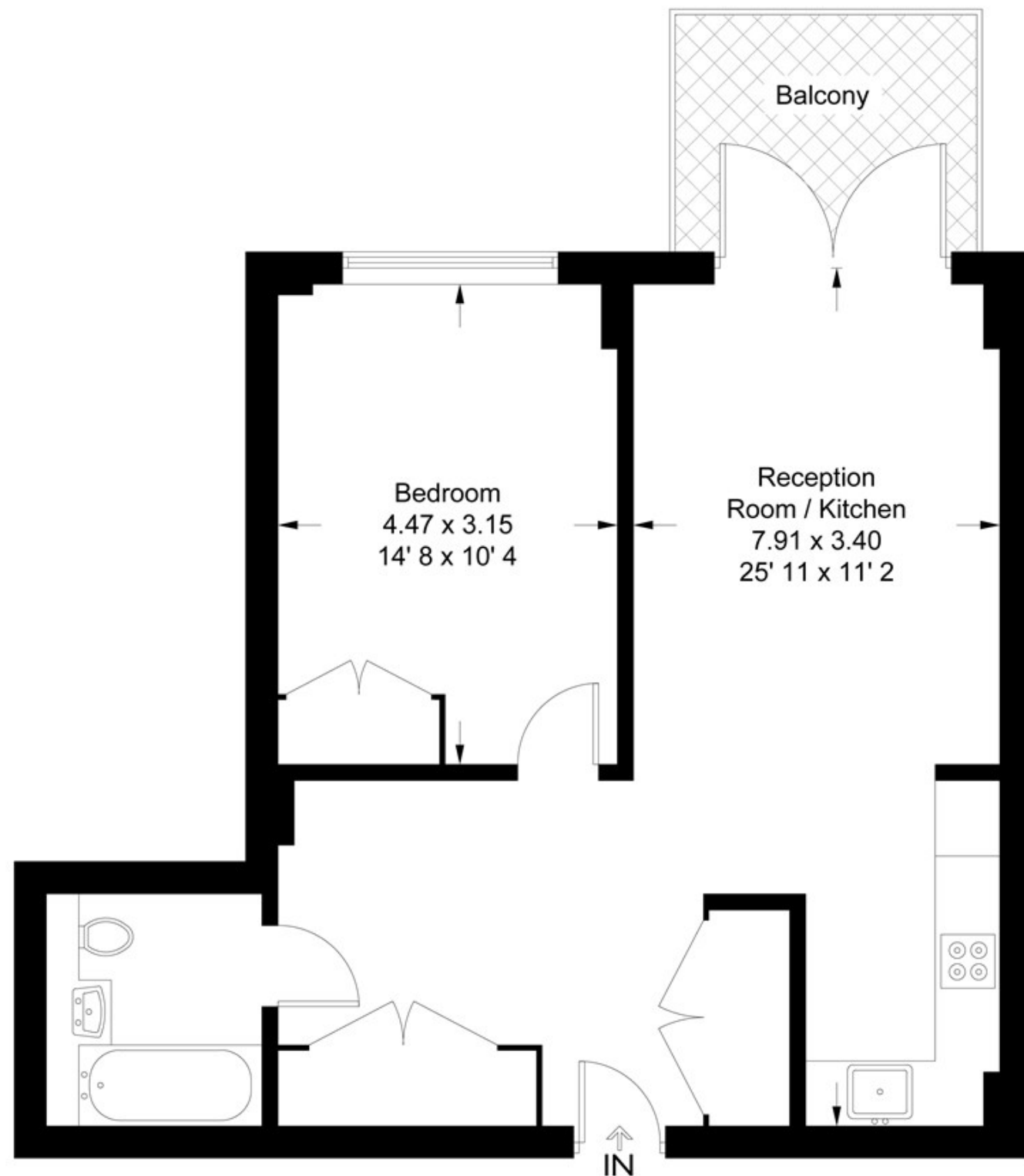


Dispatch House

Approximate Gross Internal Area = 617 sq ft / 57.3 sq m



Fourth Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



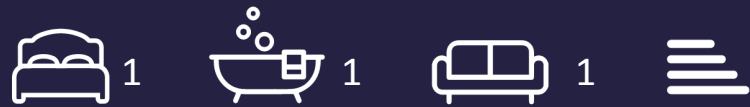
Dispatch House, London

£3,250 PCM

- One double bedroom
- Superb resident only facilities
- Underfloor heating throughout
- Open plan kitchen/lounge/diner
- Close to a number of station's
- 24 Hour Concierge

Dispatch House, London

Petty Son & Prestwich are thrilled to offer to rent this stunning one bedroom apartment, situated on the fourth floor of this luxury development in WC1, offering a cutting edge living space with 24 hour concierge and exclusive on site resident facilities.



Council Tax Band: E



The development offers outstanding facilities exclusively for resident use including a cutting edge gym with changing rooms, studio, pool, sauna, on site wellness-centre and spa, courtyard garden and 24 hour concierge. All residents have access to a car club (operated by Zip Car) and cycle storage. Only moments away from the world-class restaurants, famous shopping streets and acclaimed cultural and educational institutions of central London. And, with four major underground stations within a 15-minute walk, including Chancery Lane Station (0.5 Miles), Farringdon Station which also operates the new Elizabeth Line (0.6 Miles) and an array of cafe's, bars and bistros including Leather Lane Market (0.4 Miles) you're easily connected to the rest of the city and beyond.

With architecture by White Ink, and two exclusive interior palettes by WISH Interior Architecture this carefully crafted one bedroom apartment is located on the fourth floor and serviced by a lift. Offering contemporary living with floor-to-ceiling windows that let plenty of natural light. Underfloor heating features throughout and each rooms heating can be individually controlled whilst a heat recovery ventilation system provides the home with constantly renewed, temperature controlled fresh air.

The kitchen offers a range of integrated appliances including a fridge/freezer, induction hob with overhead extractor, microwave, oven, dishwasher, pull-out recycling/waste bin and washer/dryer. There is also a large handy cupboard located in the entrance hall as you enter.

Available 16th November 2024.

HOLDING DEPOSIT 1 WEEK - £761.53

5 WEEKS TOTAL DEPOSIT - £3807.69

EPC RATING - B

COUNCIL TAX BAND - E

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 Contact (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.