Maalems
Independent Estate Agents

FROGMORE, SW18 1HN



This well presented two-bedroom flat, located within a secure gated development close to the vibrant areas of Wandsworth and Putney, offers a comfortable and convenient living space. The property boasts two double bedrooms, a fully fitted kitchen, a well-appointed bathroom, and a spacious living area. Additionally, secured off-road parking ensures that your vehicle is safe and conveniently accessible.

Situated in a peaceful gated development away from busy roads, the location is perfect for those who value tranquillity without compromising on accessibility. Both East Putney Tube Station and Wandsworth Town Rail Station are within a 12-minute walking distance, offering excellent transportation links.

With its convenient location, attractive features, and proximity to public transport options, this flat offers an excellent living opportunity for those seeking a quality home in the Wandsworth and Putney area.
Available at the beginning of December.
EPC Rating D, Council Tax Band D



£2,000 Per Month

Furnished

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TENANT INFORMATION

Joint earnings of all Tenants per annum must be at least 30 times the rent agreed (i.e if the rent is £1000pcm the joint earnings must be at least £30,000 per annum)

If you wish to make an offer on this property, please complete and return the following form to earlsfield@maalems.co.uk**:**

Property Address:
Move in date:
Offer: £ pcm
Contract length:
Any requirements for the property (if any):
Furniture requirements (if any):
Tenant(s) full name(s):
Tenant(s) date of birth(s):
Tenant(s) job title and salary:
Tenant(s) employment status (self employed / full time / part time / contract etc):
Tenant(s) contact numbers and email addresses:
Please list any children or occupants (full names & ages):
Guarantor(s) name and contact details (if applicable):
Guarantor(s) employment status, job title & salary:
Passport & VISA status for all applicants:
Please list any CCJ's relating to either Tenant or Guarantor(s):
Do you have any pets, if so please list details:
If agreed, keeping a pet may result in the Landlord requesting a higher rent
Do you have any rent arrears or are there any other reasons why your current Landlord would not give you a good reference?:

HOLDING DEPOSIT:

Once your offer has been accepted, we need a holding deposit the equivalent of 1 weeks rent to remove the property from the market and reserve the property for you. The holding deposit can be retained in the following instances: where a tenant provides false or misleading information, fails the right to rent check, withdraws from the proposed tenancy, fails to take all reasonable steps to enter into a tenancy agreement (for example, not providing reasonable information requested to support their tenancy application)

MOVE IN MONIES:

Move in monies are to be paid in full cleared funds prior to the Tenancy start date. The holding fee will be deducted from the total.
1 MONTHS RENT IN ADVANCE & 5 WEEK SECURITY DEPOSIT

TENANCY AGREEMENT

The tenancy agreement will be issued to you for signing within 15 days from the day we receive your holding deposit. Finalisation timeframe can be extended if tenancy agreement requires variation.

DURING YOUR TENANCY:

Tenant Changeovers – if one of the Tenants wishes to vacate whilst the other Tenants remain in place then a Tenant Changeover can be completed **only with the consent of the Landlord** and at a cost of **£50 (inc VAT)**

If a Tenant is in breach of contract at any time throughout the Tenancy, there will be a **£50 (inc VAT)** charge.

If a new Tenancy Agreement needs to be drawn up during an existing Tenancy at the request of the Tenant there is a charge of **£50 (inc VAT)**

If the Tenant wishes to Surrender the Tenancy (outside of the agreed terms) then they will be liable to cover the Landlord's costs in re-letting the property, all rent outstanding until a new tenant is found (up to the maximum outstanding rent on the tenancy).

Tenants are liable for the payment of all utilities (water, gas or other fuel, electricity, sewage); communication services, internet, satellite television and council tax etc.

For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes where stated are approximate and rounded and should not be relied upon for carpets and furnishings. We make every reasonable effort to ensure that the information is accurate. However, no guarantees for the accuracy of the information are made and no warranties of any kind, whether expressed or implied, in respect of the information supplied. You should make independent enquiries regarding the property particularly in respect of furnishing to be included/excluded and parking facilities.