Maalems
Independent Estate Agents

SHERWOOD PARK ROAD, SM1 2SG

A two double bedroom top floor period conversion flat which is ideally located less than a 10 minute walk to West Sutton Station with Sutton Mainline Station also being within easy reach. Comprising two double bedrooms, bathroom and an open plan kitchen/reception room. EPC rating: E. Offered Unfurnished and available 12/02/2022. Video tour available.

£1,150 PCM

Unfurnished

www.maalems.co.uk
Earlsfield & Wandsworth Office
344 Garratt Lane
Earlsfield, London SW18 4EL
T: 020 8875 9200
earlsfield@maalems.co.uk

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TENANT INFORMATION

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

N.B 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)
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:
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 FEE:
Once your offer has been accepted we need a holding fee the equivalent of 1 weeks rent to remove the property from the market.

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

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 information are made and we make 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 furnishings to be included/excluded and parking facilities.

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