



**Beryl Road, W6**

**£1,154per week  
£5,000pcm**

**Stunning five bedroom family house \* Beautifully renovated throughout**

**Double reception room \* Extended kitchen/breakfast room**

**Well fitted bathroom & separate shower room \* Private garden**

**Would suit family \* Available early February 2025**

**Within a 5 minute walk to Hammersmith underground station**

[lawsonrutter.com](http://lawsonrutter.com)

Fulham 020 7731 3636

Hammersmith 020 7385 7000

West Kensington 020 7385 5020

These particulars have been prepared carefully but precise accuracy is not guaranteed and they do not constitute an offer or contract



## **HOLDING DEPOSIT & FEES YOU MAY INCUR AS A TENANT**

Please note below the fees you may incur as a prospective tenant when you make an offer to rent a property.

- Refundable Holding deposit of typically £250 but no more than one week's rent.
- A Security Deposit of Five Weeks Rent and One Month's rent payable in advance.

### **Cost that may be incurred as a tenant**

- Changes to tenancy £50 Inc. VAT plus landlord's reasonable Costs
- Early termination charge Landlords Reasonable Costs
- Interest is payable on rent paid late at 3% above Bank of England base rate from the date on which the Rent was due until the date on which the Rent is actually paid.
- Replacement keys Costs as per the Evidence Supplied
- Utilities, council tax, communication services, TV Licence etc Payable by Tenants
- We are members of SafeAgent, which provides a Client Protection Money scheme.
- We are members of The Property Ombudsman providing Property Redress Scheme.

