



# WEDGEWOOD ESTATES

*Residential Sales & Lettings*

## **Wolfe House, Kensington High Street, W14**

A contemporary and bright two bedroom apartment situated on the 7th floor (with lift) of one of London's most opulent developments in the heart of exclusive Kensington with each designed to a luxurious specification. Discerning tenants will find everything they require to enhance their lifestyle from cafes and restaurants to the exclusive leisure suite, spa, cinema, 24- hour concierge service and secure underground parking space. LONG LET. Deposit 5 week's rent AVAILABLE FROM 3RD OF JUNE 2025

Kensington High Street location could not be more convenient with a plethora of shops, cafes, restaurants, supermarkets, banks and excellent public transport facilities. The open spaces of Holland Park are just a short stroll from the Development.

**FURNISHED**

**WEEKLY RENTAL OF £975**



ENTRANCE HALL : RECEPTION/ DINING : TWO BEDROOMS : BATHROOM AND SHOWER  
ROOM : 24HR CONCIERGE : BALCONY : LIFT : UNDERGROUND PARKING SPACE :  
LEISURE SUITE : COUNCIL TAX BAND G : EPC RATING B

**Tel: 020 7603 7121**

296 Kensington High Street, London W14 8NZ Fax: 020 7603 8065  
sales@wedgewoodestates.co.uk rentals@wedgewoodestates.co.uk

## LETTINGS COST AND CHARGES TO TENANT/S

For all Assured Shorthold tenancies 'AST', tenancies of student accommodation and licences to occupy housing in the private rented sector in England

When renting a property, you will need to take into consideration the lettings cost and charges when you make an offer.

**Holding Deposit:** You will be required to pay a holding deposit equivalent to one week's rent in order to take the property off the market. The week's deposit could be taken as part of your first month's rent or used as part of your Deposit (to be mutually agreed). Please note further below, important information on Holding Deposit.

**Security Deposit:** This is equivalent of 5 weeks (if your annual rent is less than £50,000 per annum) or 6 weeks' rent (if your rent is equal to or greater than £50,000 per annum), payable prior to the commencement of your tenancy to cover the added risk of property damage that is beyond fair wear and tear. This deposit will be protected in a Government-Authorised scheme and may be returned at the end of the tenancy.

**Advance Rent:** Rent is usually payable in advance for each tenancy. You will therefore need to pay the first month's rent prior to the commencement of your tenancy.

**Other fees and Charges to consider:** Wedgewood Estates do not charge any Application fees, Tenancy set up costs, Referencing of tenants, Contract negotiation, Inventory or tenancy renewal fees.

Tenants may be charged for the following;

- Payments in the event of a default at an interest rate of 3% per annum above the Bank of England base rate,
- Payment of £48 including VAT (£40 + VAT) on variation, assignment or novation of a tenancy (this is for managed properties and/or where we collect rent).
- Payments in respect of Council Tax,
- Payments for own utilities (electricity, gas or other fuel, water or sewage),
- Payments for a television licence,
- Communication services (telephone other than a mobile telephone; the internet; cable television, satellite television),
- Payment of £48 (£40 + VAT) Including VAT for not keeping to a pre booked and mutually agreed appointment made by the Landlord or his agent for the Inventory Check-Out at the end of the Tenancy, unless it is agreed that you will not attend.

### HOLDING DEPOSIT

Holding Deposit / Good Faith Deposit will be equivalent to one week's rent.

You may lose your holding deposit if;

(A) You provide false or misleading information (B) You fail a Right to Rent check (C) You withdraw your offer for the property (unless the landlord has acted in such a way that the tenant couldn't reasonably be expected to wish to proceed with the tenancy); or (D) You fail to take all reasonable steps to enter into a tenancy agreement within an agreed date.

## LETTINGS COST AND CHARGES TO TENANT/S NON-HOUSING ACT TENANCIES

Tenancy Agreement Fee £240 incl. VAT (£200 + VAT) and inclusive of referencing for 2 people

Additional referencing is £30 incl. VAT (£25 + VAT) per person.

Guarantor Referencing Fee £30 incl. VAT (£25 + VAT).

Check-out Inventory Charge Unfurnished Property: £180 incl VAT (£150 + VAT ) approx. for 1 Bed Flat and £360 incl VAT (£300 + VAT) approx. for 3 Bedroom property.

Check-out Inventory Charge Furnished Property: Depends on size of flat and degree of furnishing, we will provide you with a quotation in advance.

Pet Disclaimer Charge: Zero charge but 8 weeks deposit required instead of 6 weeks deposit.

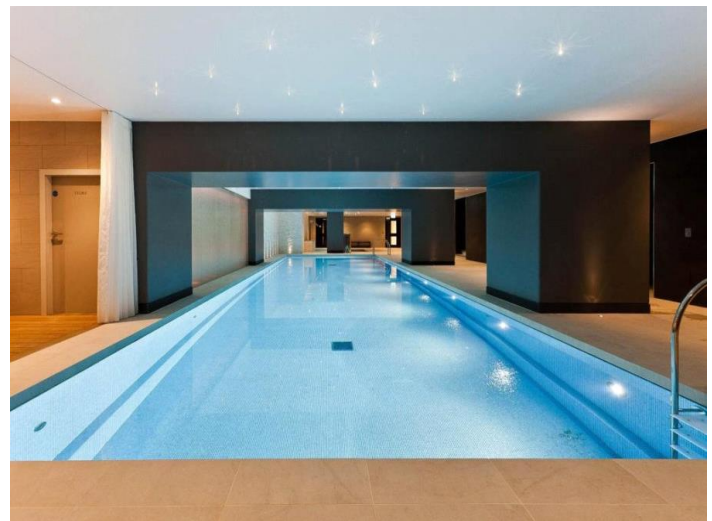
A Non-Housing Act Tenancy is formed when one of the following criteria is in place: (A) The annual rent exceeds £100,000 (B) The property is not used as a main or primary home (C) The property is occupied by an entity (Company let) rather than an individual (D) There is a Resident Landlord.

Should you have any question, please do not hesitate to contact our lettings team on: 0207 603 7121 or e-mail us on [sales@wedgewoodestates.co.uk](mailto:sales@wedgewoodestates.co.uk)

Wedgewood Estates is a member of:

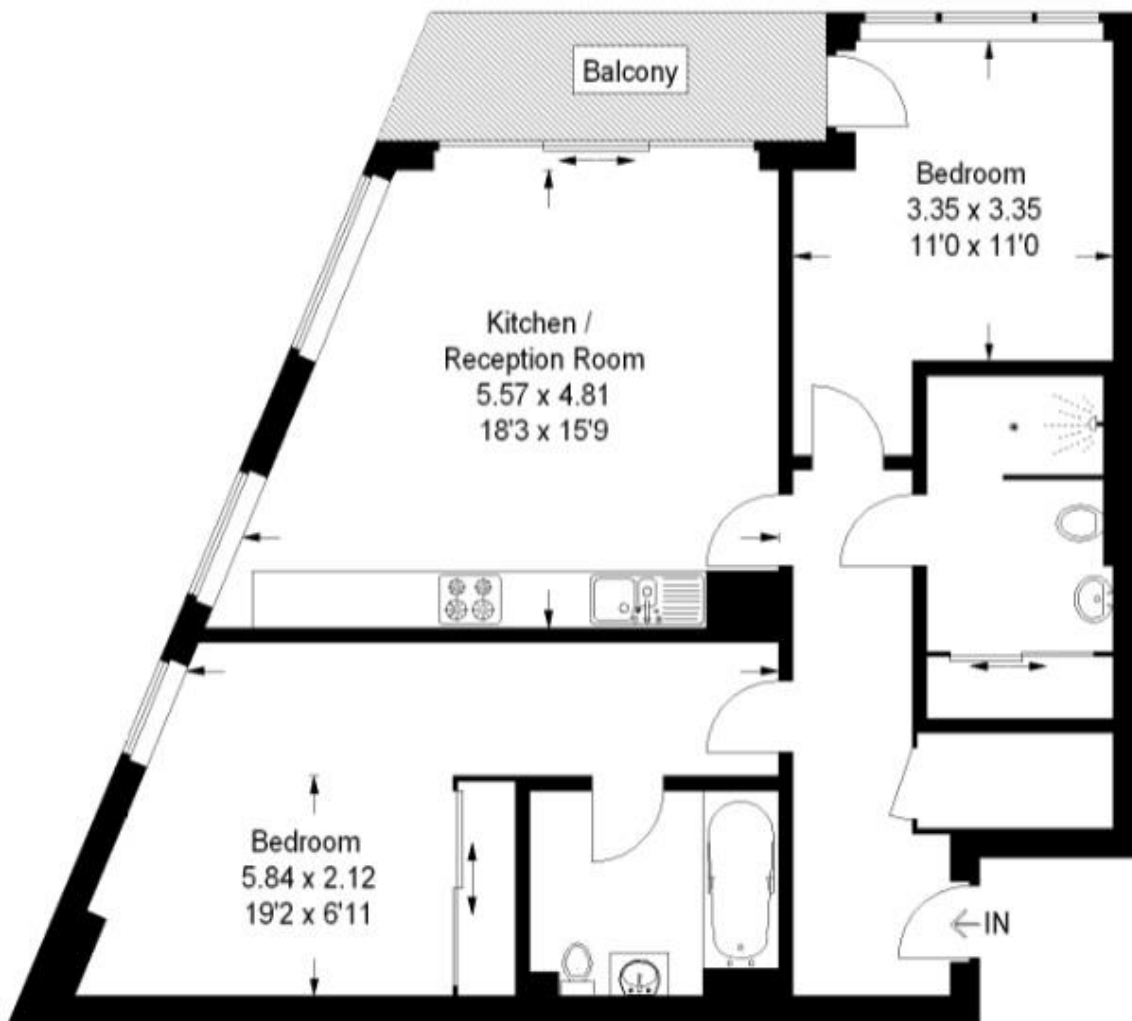






# Wolfe House

Approximate Gross Internal Area  
81 sq m / 872 sq ft



## Seventh Floor

Illustration for identification purposes only, measurements are approximate,  
not to scale. FloorplansUsketch.com © 2014 (ID97822)



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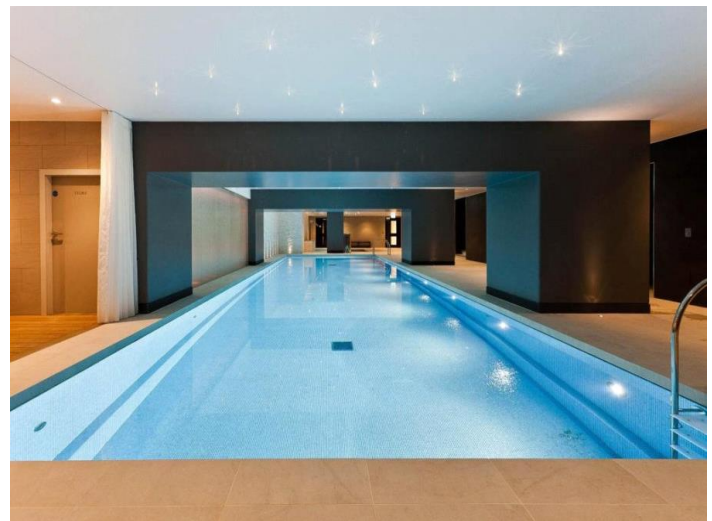
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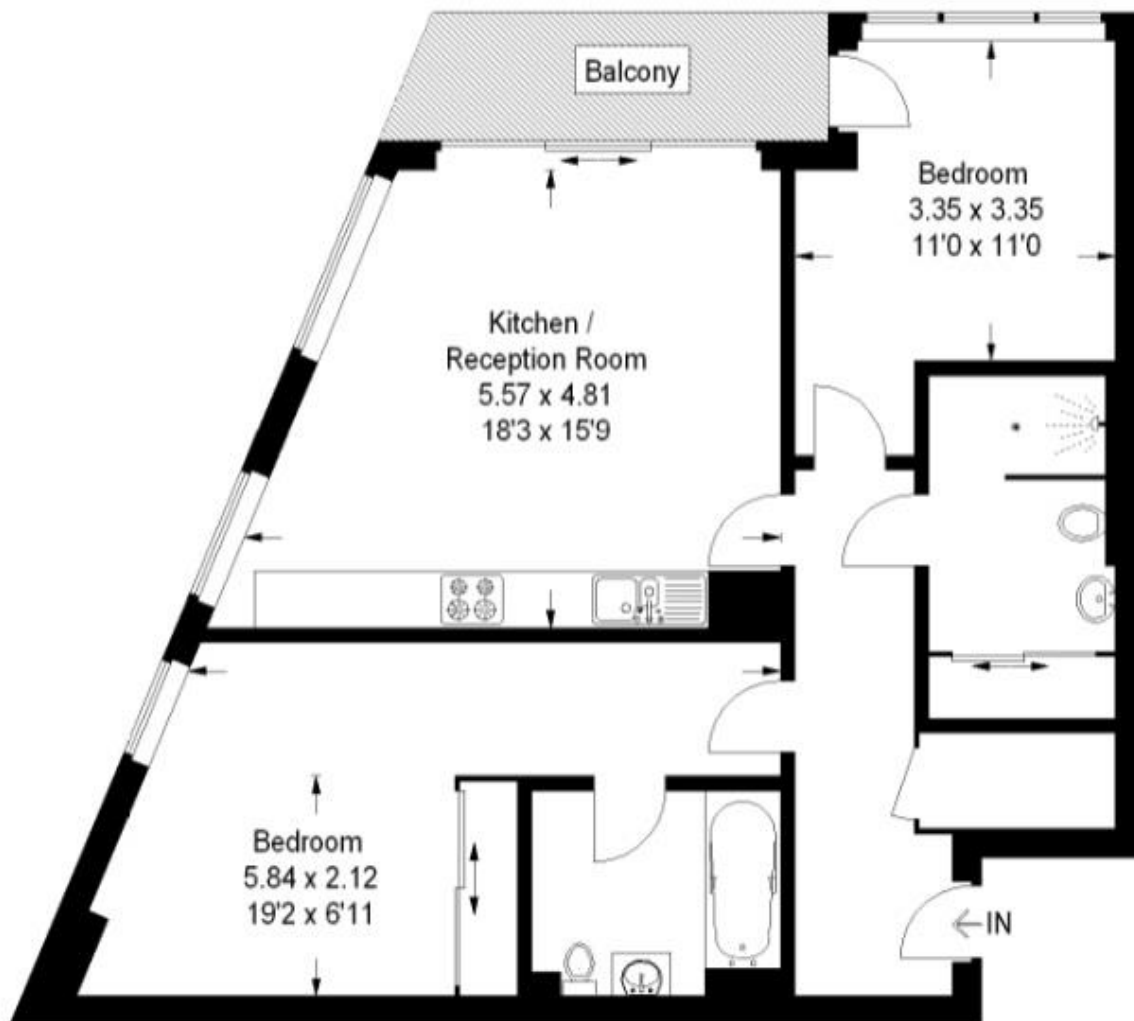






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