



CLABON MEWS, LONDON, SW1X





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This beautifully interior designed low built house was originally transformed by specialist developer Leconfield and has been immaculately maintained since by the owner. The well-balanced accommodation is arranged over four floors and stand out features include a wide first floor reception room cinema room and a magnificent top floor bedroom suite with a west facing terrace. There is air conditioning and a garage.

Clabon Mews is ideally located behind the western side of Cadogan Square, close to Sloane Square and Sloane Street and therefore enjoying easy access to the many sought after shops, restaurants and amenities Knightsbridge and Chelsea have to offer.

Entrance Hall · Reception Room · Kitchen/Dining room with separate seating area · Cinema room · Principal bedroom with large ensuite Bathroom and Dressing room · Two further Double bedrooms with ensuite shower rooms · Guest Cloakroom · Utility room · West facing Terrace · Air Conditioning · Garage · Access to Cadogan Square Communal Gardens (by separate arrangement)

TERMS

Available: Furnished

Tenancy term: Long Let

EPC Rating: C

Fees & Charges: Please refer to the additional information 'Typical Rental Costs- Tenant'

Rose & Partners
PROPERTY SPECIALISTS



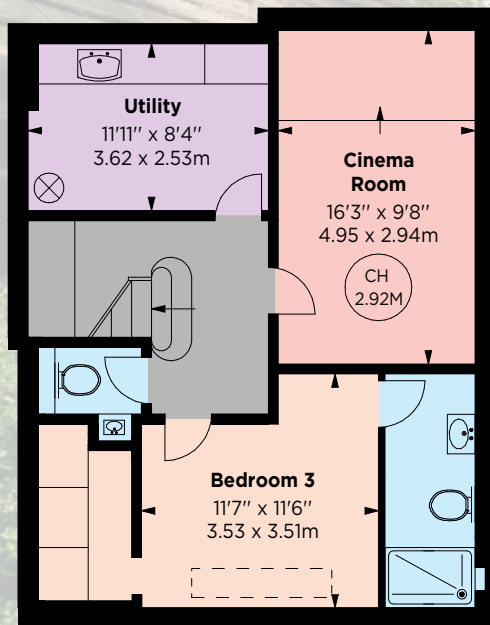


GROSS INTERNAL AREA

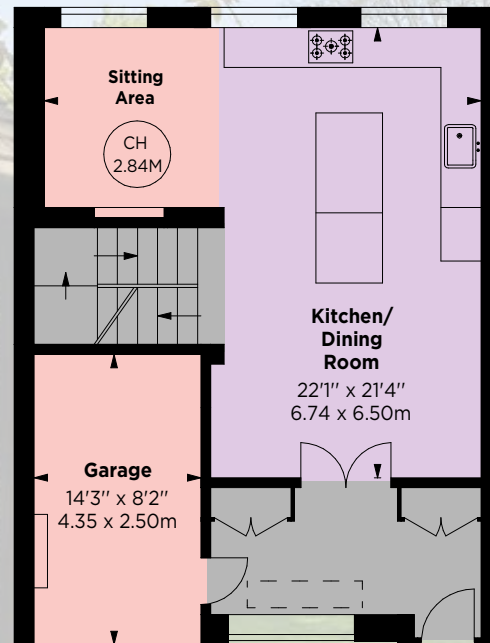
2,317 sq ft (215.25 sq m) including garage
For identification purposes only.



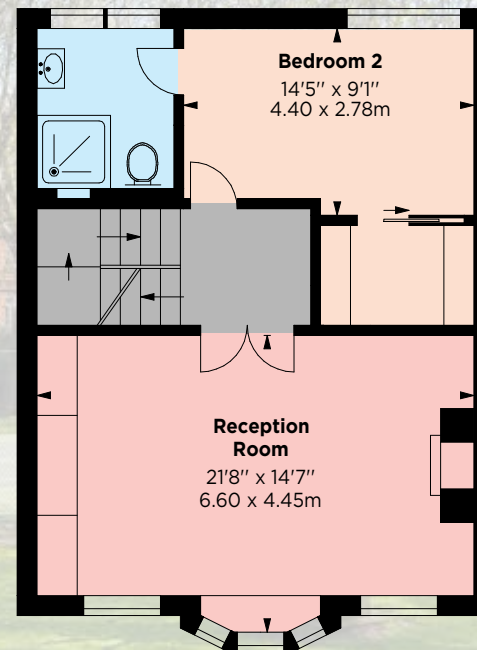
Key :
CH - Ceiling Height



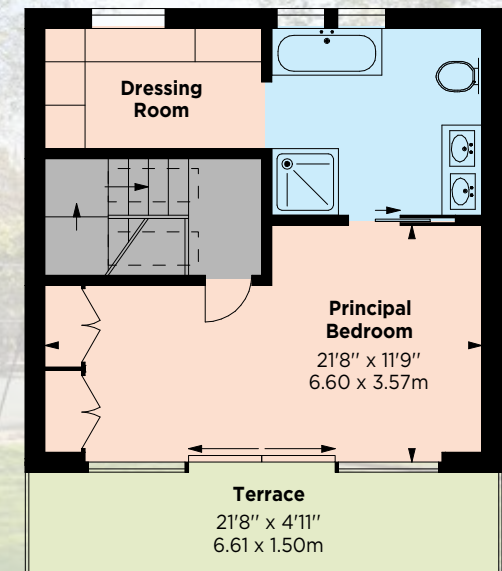
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

R&P Disclaimer

Important Notice: This brochure, the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed, nor do they form part of any contract. Please note that we have not carried out a detailed survey nor tested the services, appliances or any specific fittings. Brochure prepared January 2022.

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PROTECTED

Rose & Partners

PROPERTY SPECIALISTS

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MICHELIN HOUSE, 81 FULHAM RD, LONDON SW3 6RD

TYPICAL RENTAL COSTS- TENANT

Typical Costs	Assured Shorthold Tenancy
Holding Deposit	One week's rent which will be credited to your account prior to move in and payable at the point of offer
Deposit	5 week's rental
Rental payment	Usually monthly in advance dependent on circumstances and credit reference outcome and in accordance with the terms in the Tenancy Agreement
Stamp Duty Land Tax	Payable where total rent exceeds £125,000

Typical Costs	Non Housing Act Tenancy (including Company)
Holding Deposit	One week's rent which will be credited to your account prior to move in
Deposit	6 week's rental
Rental payment	Usually monthly in advance dependent on circumstances and credit reference outcome and in accordance with the terms in the Tenancy Agreement
Credit Reference (per application)	Individual- £48.00 (inc VAT) Company- £60.00 (inc VAT)
Tenancy Agreement	£300.00 (inc VAT)
Inventory Check In	From £150.00
At Renewal- Renewal Memorandum/Agreement	£180.00/£250.00 (inc VAT)
Stamp Duty Land Tax	Payable where total rent exceeds £125,000
Other Terms Agreed	e.g Garden and cleaning maintenance

Other Costs	Applies to all Tenancies
Deed of Assignment, Variation, Surrender	Confirmed upon request and subject to Landlord consent
Utility Bills & Other	Subject to providers tariffs, may include all or some of the following: Telephone, Wi Fi, Water & Sewerage, Electricity, Gas, Council Tax and TV License and Contents Insurance

Compliance with Legislation

Rose & Partners fully support the government's legislation, The Tenant Fees Act 2019, which banned certain administrative charges associated when renting an Assured Shorthold Tenancy. Non Housing Act Tenancies to include Company Tenancies fall outside this legislation.

When an offer is made, a Holding Deposit is paid to secure the property subject to landlord consent, satisfactory references and contract, at which point we shall confirm verbally and in writing the conditions under which it is held. We are also required to carry out Right to Rent checks to comply with the Immigration Act 2014 and shall request to see original documentation to support this check, prior to move in.

Rose & Partners is part of the Property Redress Scheme (PRS) and the Tenancy Deposit Scheme (TDS).