



ONE BEDROOM APARTMENTS IN A SECLUDED NEW DEVELOPMENT IN ISLINGTON.

LOCKE HEIGHTS

351B CALEDONIAN ROAD, LONDON, N1 1XH

Furnished, Part Furnished, Unfurnished, £369.23 pw (£1,600 pcm) + £285 inc VAT tenancy paperwork fee and other charges apply.*

Available from 15/03/2019



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• 1 Bedrooms • 1 Bathrooms • 0 Receptions
• One bedroom flat • Photos are illustrative • Furniture packages available at additional cost • Bicycle storage available • Savills are the introducing agent • Basic eligibility criteria applies - see description • one double bed and mattress will be provided. • EPC Rating = B • Council Tax = D

Situation

The development is in a quiet location with landscaped gardens and is set just behind the hustle and bustle of Caledonian Road which thrives with independent coffee shops and restaurants.

The development couldn't be better located for transport links. It's only 0.1 miles from Caledonian Road and Barnsbury Station which is on London Overground, 0.4 miles from Caledonian Road which is on the Piccadilly Line, 0.9 miles from Highbury and Islington Station on the Victoria Line and Kings Cross/St Pancras which is on multiple tube lines and national and international train lines.

Description

We are delighted to be instructed on this stylish one bedroom apartment in a secluded brand new development in Islington.

Finished to an impeccable standard, with high quality finishes the flats all feature underfloor heating, oak wood floors in the spacious open-plan kitchens, integrated SMEG and Siemens appliances, built in storage, overhead rain shower in the bathroom, large balcony and bicycle storage is also available in the development.

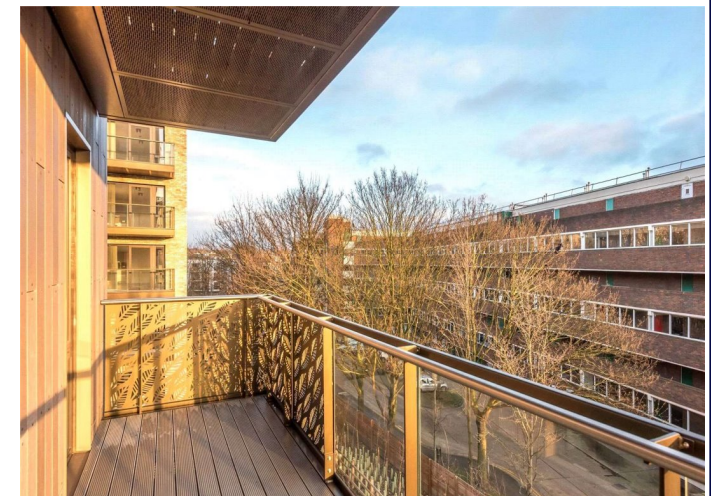
This apartment is offered unfurnished however the landlord can provide a bespoke furniture package at an additional cost.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills.



Further Information, Basic Eligibility Criteria and Terms and Conditions When renting through this landlord, you will not pay any referencing fees, check in fees, administration fees or renewal fees. A £500 reservation fee will be payable up front and will be deductible from your deposit. Terms & conditions apply.

An apportionment of rent will be payable if you move in on or after the 15th of the month in order to bring your rental payments in line with the 1st of each month.

Please note that Savills are the introducing agent and the landlord carries out all referencing and paperwork directly with the tenant.

There are some basic eligibility criteria to qualify for these rental homes.

In order to rent a property from the landlord you will need to meet the following:

- British/EU/EEA Citizen or have a valid visa to reside in the UK - Have no County Court Judgements (CCJs), Individual Voluntary Agreements (IVAs) or Bankruptcy
- Have no adverse rental history such as rent arrears or history of anti-social behaviour within a tenancy
- Meet the minimum affordability criteria which will be determined by the rental amount of your chosen property/budget
- Be employed permanently or,
- Be self-employed for at least one year with ability to present the previous year's tax returns
- Have access to one month's rent in advance and six-weeks' rent as a tenancy deposit
- For private rent properties, we also consider student households or households on temporary employment contracts with six months up front rental payment on a 6 month fixed tenancy.

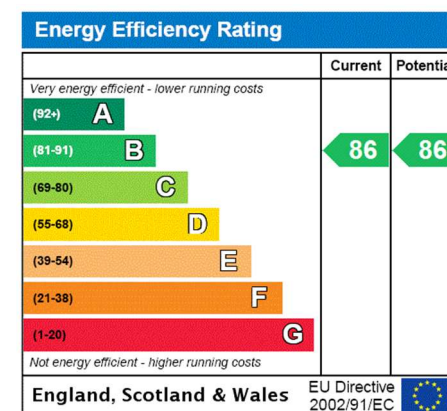
Only private individuals can be tenants at The Pavilions (no company tenants) and standard tenancy lengths are 12 months with a 6 month break clause.

Once your offer is accepted you must provide a payment of £500 to the landlord directly and ALL the documents in their rental criteria within 48 hours to Savills to pass onto the landlord. For information on the documents needed please your negotiator.

All units consists of underfloor heating which is generated from the communal heating plant and this is managed by the landlords in house Energy Team.

In order to use the heating and hot water, residents simply top up their pre paid card either online or at their local shop. The billing system is on a pay as you go system rather than a monthly billing system.

There is no parking available with these flats and no pets are allowed.





*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check in fee – charged at the start of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries.** 20190226CRIC

Important notice: Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Tenants must satisfy themselves by inspection or otherwise.

Islington Lettings

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