FLAT 2, SOUTH MOLTON STREET, MAYFAIR, LONDON, W1K 5RJ

Furnished - Available from 29/09/2016

£1,100 pw (£4,766.67 pcm) + £282 inc VAT tenancy paperwork and other charges apply.*

2 Bedrooms • Bathroom • Reception room • Kitchen • Roof terrace • Administration charges apply
• EPC Rating = D

Situation
This flat located on a fashionable pedestrianised shopping street and conveniently located to the amenities of Oxford Street. The nearest underground station is Bond Street.

Description
A newly refurbished two bedroom duplex apartment situated on the second and third floors of a period building.

Local Authority
City Of Westminster
**Tenancy paperwork fees** including drawing up the tenancy agreement, reference charge for one tenant – £282 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end 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

Please be advised that the local area may be/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.

**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.

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**Energy Efficiency Rating**

<table>
<thead>
<tr>
<th>Very energy efficient - lower running costs</th>
<th>Current</th>
<th>Potential</th>
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<tbody>
<tr>
<td>(92+) A</td>
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<td>73</td>
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<tr>
<td>(81-91) B</td>
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<td>63</td>
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<td>(69-80) C</td>
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<td>(55-68) D</td>
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<td>(39-54) E</td>
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<td>(21-38) F</td>
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<td>(1-20) G</td>
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Not energy efficient - higher running costs

**England, Scotland & Wales**

EU Directive 2002/91/EC

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