

# Colin Dean Residential

RESIDENTIAL SALES, LETTING & PROPERTY MANAGEMENT



308 Platinum House, Lyon Road,  
Harrow,  
Middlesex  
HA1 2EX

Monthly Rental Of £1,195.00  
Fees will apply (see below)

Type	1 Bedroom Fourth Floor Apartment
Deposit	£1375.00 (Equivalent to 5 weeks rent)
Deposit Replacement	£ 330.92 (Equivalent to 1 weeks rent plus VAT)
Holding Fee	£ 275.00 (Equivalent to 1 weeks rent)
Term	Minimum 12 month fixed term tenancy
Furnished ?	Part Furnished
Council Tax	London Borough of Harrow, Band D, £2,162.80
Housing Benefit	You will need to provide evidence that you can afford to pay the rent or have a suitable guarantor. Ask for more details.
Pets ?	Please speak to us about this
Smokers	Sorry, no smoking in this property
Available	27th October 2023

## DEPOSIT REPLACEMENT OPTION AVAILABLE through FLATFAIR

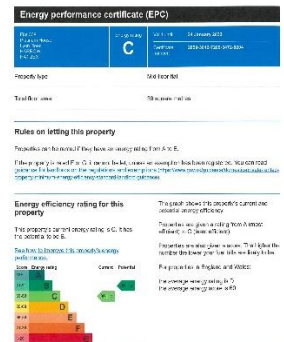
Located within the popular Platinum House development right in the centre of Harrow, this is a fantastic one bedroom **PART FURNISHED** apartment, located on the fourth floor.

The property has many attractive features including laminate flooring, a superb fitted kitchen with granite worksurfaces, a spacious open plan arrangement, private balcony and much more. Like all the apartments within the development, this apartment has been finished to a high specification and includes lift access to all floors, and the benefit of a concierge service. The property is in a prestigious development located right in the heart of Harrow, so you can easily access to the Town Centre shops, station and leisure facilities. We think this property is perfect for a professional individual or couple.

### Accommodation Comprises

- Entrance Hallway (with storage)
- Lounge (Leather Sofa and Chair provided)
- BALCONY
- Semi Open Plan Fitted Kitchen (integrated appliances)
- Double Bedroom (Bed provided)
- Bathroom (with shower over bath)

PLEASE NOTE: THERE IS NO ALLOCATED PARKING WITH THIS PROPERTY, HOWEVER THIS PROPERTY IS LOCATED IN THE HEART OF THE TOWN CENTRE AND CLOSE TO BUSES AND RAILWAY STATIONS



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Colin Dean is the trading name of Colin Dean Residential Ltd.  
(Directors: Dean Ayling, Claire Ayling)  
Registered at the address shown above. Company Registration No 6139504.



www.colindean.com

# Colin Dean Residential

## **Our Reservation Process (Please read this carefully)**

If you wish to proceed to reserve a property that you have seen with us please follow this simple step by step guide...

- ❖ *Firstly you will receive a reservation confirmation which you will need to E-sign to confirm your agreement to proceed*
- ❖ *Then, we'll ask you to make a payment of a small Holding Fee to reserve the property*
- ❖ *Once you have signed and made your payment the property will be removed from the market for you*
- ❖ *Next...you will be asked to complete a straightforward reference application by our partners, The Lettings Hub*
- ❖ *If your references come back approved then you're good to go*
- ❖ *We'll then help you set up great value protection for your possessions through The Lettings Hub\* and can also help you set up your energy supplier.*
- ❖ *Once all is set up you'll sign your tenancy agreement and pay your move in monies*
- ❖ *Next ... you get packing ready to move on your Moving Date....*

*On your move in date you'll collect keys from our office, we give you all the information about the property that you need and that's it. Welcome to your new home!*

## **Important Information about your reservation and the Holding Fee:**

1. A Holding Fee of 1 week's rent is payable to reserve the property which will then be treated as a prepayment towards the first month's rent due.
2. No other administration or referencing fees are payable by you.
3. Your referencing application must be completed within 10 days of paying your Holding Fee
4. If you fail referencing, delay the referencing process or decide not to proceed, the holding fee will be retained to cover our abortive costs and your application will be cancelled
5. If your references are acceptable to the Landlord you will be required to pay the full deposit and first month's rent and sign your tenancy agreement to commit to this property no later than the Deadline for Agreement date (15 days after reserving the property)

## **Permitted Payments**

If renting a property through us you pay no application or administration fees but you might be charged for the following:

1. A Holding Deposit of one weeks rent to hold the property
2. A Security Deposit of no more than 5 weeks rent
3. Interest charges if you are more than 14 days late paying your rent.
4. A fee to change terms in your tenancy agreement if requested by you of £50.00 (or if more complicated a higher "reasonable amount" may be charged)
5. A fee or the rent owed in full if you wish to leave the tenancy early.

## **Security Deposit protected by TDS**

We are members of the Tenancy Deposit Scheme (TDS) ([www.tenancydepositscheme.com](http://www.tenancydepositscheme.com)). Your deposit will be protected in accordance with the rules of this scheme. Some of our Landlords will consider you taking out a Deposit Replacement Contract in place of paying a FIVE WEEK deposit. Ask us for more details on this.

## **Inventory Procedure**

Your Landlord will arrange a professional Inventory to prove the condition of the property at the start of the Tenancy, and a professional check out report when you leave the property.

## **Contents Insurance for your protection**

We strongly recommend that you have a Contents Insurance policy to cover for all normal events and including if you accidentally damage the Landlords possessions. Our preferred supplier, The Lettings Hub, would love to provide you with a quotation for this.

Please see our Tenants Terms leaflet for full details of our terms and conditions of your reservation.

\*Optional services that we will offer you but that you do not have to take up