



PROPERTY LIST **AND**
TENANTS GUIDE



1st Choice Estates Ltd

Property Management Sales Mortgages & Lettings

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Selection of rental property October 2011

Double Rooms



£380 pcm EXCLUSIVE OF GAS & ELEC LET

Swinford gardens, Brixton London SW9

Fully furnished double rooms in a 3 bed House on the 1st floor, bathroom, toilet, GARDEN and fitted kitchen. Suitable for Students, Professionals, close to shops, transport and amenities. Available immediately

APPT

Ref: CE



£92.30 pw (£400) inclusive of all bills LET

Weyhill House, Camberwell London SE5 9HA

Fully furnished double room in a 2 bed flat, family bathroom, toilet and fitted kitchen. Suitable for Professionals, close to Kings College Hospital, shops, transport and amenities. Available immediately.

APPT

Ref: CE



£450 pcm INCLUSIVE OF ALL BILLS

Fairfax Peckford Place, Brixton SW9

Fully furnished double room in a 4 bed House, bathroom, 2 toilets and fitted kitchen. Suitable for Students, Professionals, close to Kings College Hospital, Brixton tube station, shops, transport and amenities. Available immediately

APPT

Ref: CE



£450 pcm INCLUSIVE OF ALL BILLS

Bodeney House, Peckham Road London SE5

Fully furnished double room in a FLAT on the 2ND floor family bathroom, fitted kitchen. Suitable for Students, friends, Professionals, close to Kings College Hospital, shops, transport and amenities. Available immediately

KEYS

Studio / 1 Bedroom Flat



£800 pcm (£184.61 pw) exclusive of all bills

Brixton Hill Road London SW2 1HT **LET**

Furnished 1 BED flat, Small living room, good size double room, shower, toilet and fitted kitchen. Close to shops, amenities and transport. Available immediately

APPT

Ref: CE

2 Bed Flat



[£207.69 pw \(£900 pcm\) exclusive of all bills LET](#)

Flaxton Road, Plumstead London SE18 2JR

We are pleased to offer this 2 Bed House. The property comprises: 2 bedrooms – two double rooms, Lounge, fitted kitchen, large family bathroom, UPVC double glazed windows / doors and garden. Suitable for family, 3 friends & 2 couples.

Available immediately

KEY

Ref: CE



[£276.92 pw \(£1200 pcm\) exclusive of all bills](#)

Loughborough Road, Brixton SW9

We are pleased to offer this Brand New 2 Bed Flat on the 1st & 2nd floor. The property comprises: 2 bedrooms – two double rooms, en-suite, Lounge, fitted kitchen, family bathroom, UPVC double glazed windows / doors. Available immediately.

APPT

Ref: CE



[£1250 pcm \(£288.46 pw\) exclusive of all bills](#)

Woolford Court, Coldharbour Lane, SE5 9PU

Brand New 2 Bedroom flat on the 1st floor, use of lift, Open plan living room, en suite, 2 double rooms, laminate wood floor, fitted kitchen. Close to Kings College Hospital, shops, transport and amenities. Buses: 35, 45, 345.

KEYS

Ref: CE

3 / 4 / 5 Bedroom Flat



[£1400 PCM \(£323.07 PW\) EXCLUSIVE OF BILLS](#)

Colbert House, Scauc Gardens, London SE5

We are pleased to offer this 3 Bed maisonette on the ground floor. The property comprises: 3 bedrooms – two double rooms, 1 single. Lounge, fitted kitchen, toilet, bathroom, Communal garden, UPVC double glazed windows / doors. Close to shops, transport and amenities. Available immediately.

KEYS



£1300 pcm (£300 pw) exclusive of all bill

Sussex Road, Barking IG11 7QL

Nicely done up 4 Bedroom House. Good Size Lounge, 4 double rooms & storage cupboards, fitted kitchen, toilet, 2 cubicle showers, Bathroom & Garden. Close to transport, shops & amenities. Available immediately

APPT

Ref: CE



£1600 pcm (£400 pw) exclusive of all bills LET

Coverton Road, Tooting Broadway SW17 0QN

Nicely done up 4 Bedroom Flat, Good Size Lounge, 4 double rooms & storage cupboards. Fitted kitchen, toilet & Bathroom & Garden. Close to St Georges Hospital, transport, shops & amenities Available immediately

APPT

Larger Accommodation



6 BEDROOM SEMI-DETACHED

£3,600 pcm (£830.77pw) EXCLUSIVE OF ALL BILLS

- * 3 Storey Victorian Semi-detached House
- * 6 double rooms, 2 reception & Kitchen diner
- * 1st floor family Lounge
- * Off street parking for 2 Cars
- *UPVC double glazed windows
- *Rear garden

APPT

Ref: CE

WAREHOUSE AND OFFICES, OFF OLD KENT ROAD



WESTERN WHARF, LIVESEY PLACE LONDON SE15

Asking price: £150,000 P/A (LEASEHOLD)

- * Warehouses / Offices to let
- * Suitable for B2/B8 use
- * Large yard / parking for several cars
- * 28,800Sq ft (2676m²)

Firstly, you will need to register your interest with us by calling or coming to the office. We will require some basic information such as:

- Contact name, address and number
- Type of property preferred
- Area
- Budget



With this information we will locate properties, which may be of interest to you.



We hold keys on most of our rental properties and we always try to arrange an appointment to suit you.

Some of our available properties may be occupied, in which case an appointment for you to view is arranged via the present owner.

Viewings

Apply for a Property

You can reserve any property by paying *holding deposit*, the sum of £300. You will receive a receipt and our terms and conditions. This payment does not form any contract although it does indicate your intent to take up a tenancy and subject to the Landlord's initial acceptance we will then start the referencing procedure for each applicant. On receipt of satisfactory references and Landlord's approval we will arrange a time for you to sign contracts and to pay final monies.



This will depend on whether 1st Choice is managing the property for the Landlord. If we are, you will be required to pay the rent direct to us. Where we are not the managing agent we will provide you details for the payment of the rent.

Who do I pay the rent?

How quickly can I move?

Normally we would require 7 working days to process your application. We are however able to arrange faster move in dates, subject to the property being vacant and the Landlord's approval.



These are the typical references required:

- Employers, Landlords, proof of ID (passport or drivers licence)

These are additional references that may be required depending on individual circumstances:

- Guarantor, College, Accountants and Bank

What references do I need?