

DOMUS NOVA

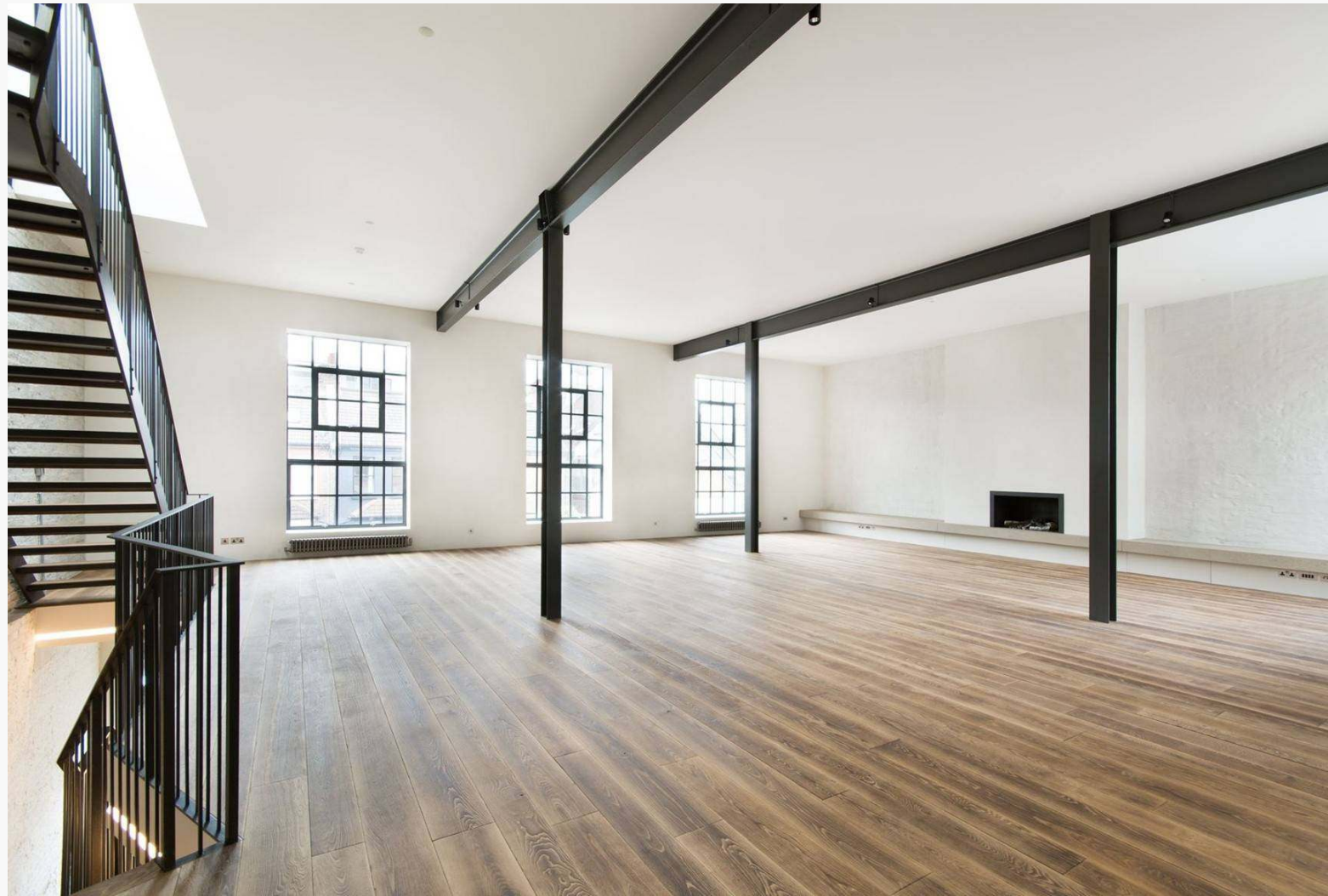
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Pember Road, NW10
£4,250 p/w - Long Let

An unexpected find in Kensal Green, there's plenty of room for families to spread out in this five-bedroom warehouse conversion. Bare brick, exposed beams and steel-framed, multi-panelled windows make a feature of this property's industrial heritage. Inside, this three-storey home is designed for modern life. Think cleverly interconnected spaces and contemporary finishes. On the ground floor, the open-plan kitchen and reception room is all about fine lines and geometric shapes. A stainless-steel island is perfect for gathering around under the low-slung lighting features. Down the hall, a generous cinema room can fit both family and friends. Also on this floor, two bedrooms – one with an en suite – and two bathrooms. A further reception room can be used as a bedroom or homeworkers can reimagine it as a study. Concertina doors create a seamless transition to the suntrap garden. A deluxe living space for families. The first floor will impress in seconds. The reception room is a space of epic proportions, where industrial-style girders are the only interruption to the otherwise free-flowing layout. Great for entertaining. An equally remarkable bedroom takes up the rest of this level – bright, airy and spacious. You can imagine slipping into Egyptian cotton sheets and shutting off for the night. In the luxurious en-suite bathroom: a dual vanity, a curved freestanding tub and a walk-in shower. Waking up will be easy here. A further bedroom is tucked into the upper floor and has access to a terrace.

- Substantial reception area
- Open-plan reception / kitchen
- Five bedrooms [three en suite]
- Four bathrooms
- Cinema room
- Large balcony
- Roof terrace
- Garden
- The London Borough of Brent
- Approx. 5,835 sq ft / 542.1 sq m. EPC=E

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Map

 Pember Road, NW10

Local Information

Architecture

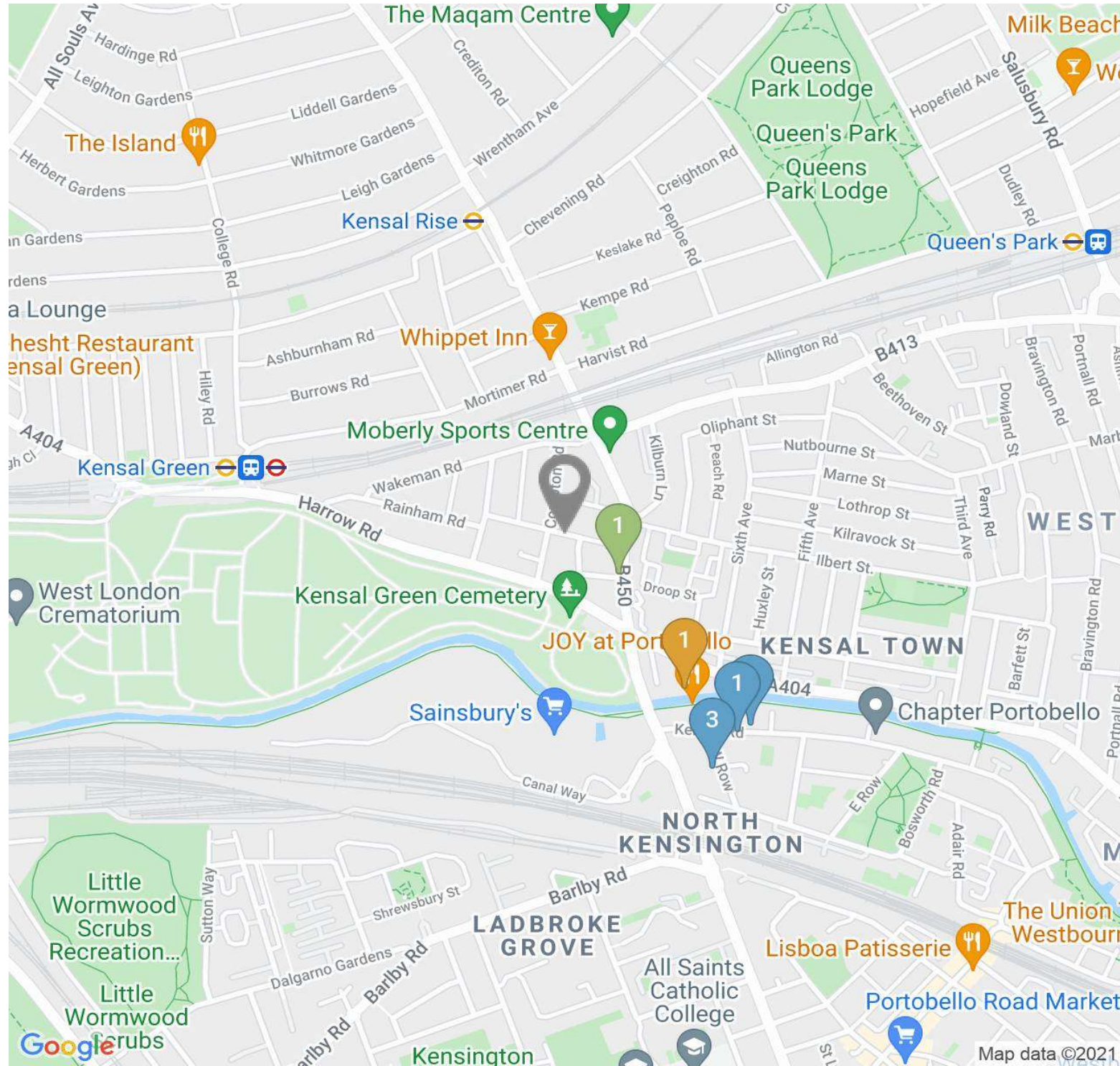
-  23 Architecture
-  Guy Stansfeld Architects
-  Seth Stein Architects

Design

-  Tom Dixon Studio

Food & Drink

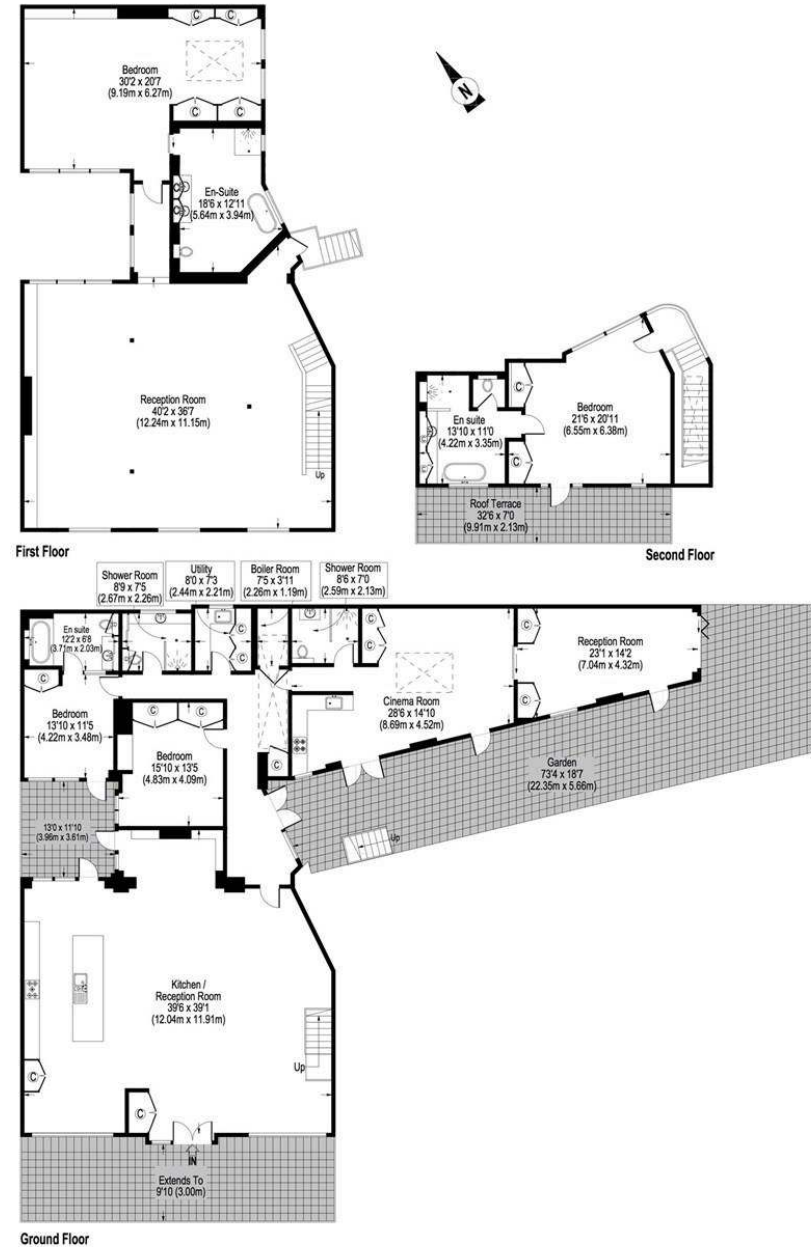
-  Paradise by Way of Kensal Green



Floor plan

This image is illustrative only

(Not to scale)



Approximate Gross Internal Area 5835 Sq.Ft. / 542.1 Sq.M.

Floor Plans are illustrative purposes only and not to scale.
Compliant with RICS code of measuring practice.

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Contact

1 Domus Nova Notting Hill

17 Kensington Park Road, London W11 2EU

020 7727 1717

nottinghill@domusnova.com

2 Domus Nova Bayswater

78 Westbourne Grove, London W2 5RT

020 7221 7817

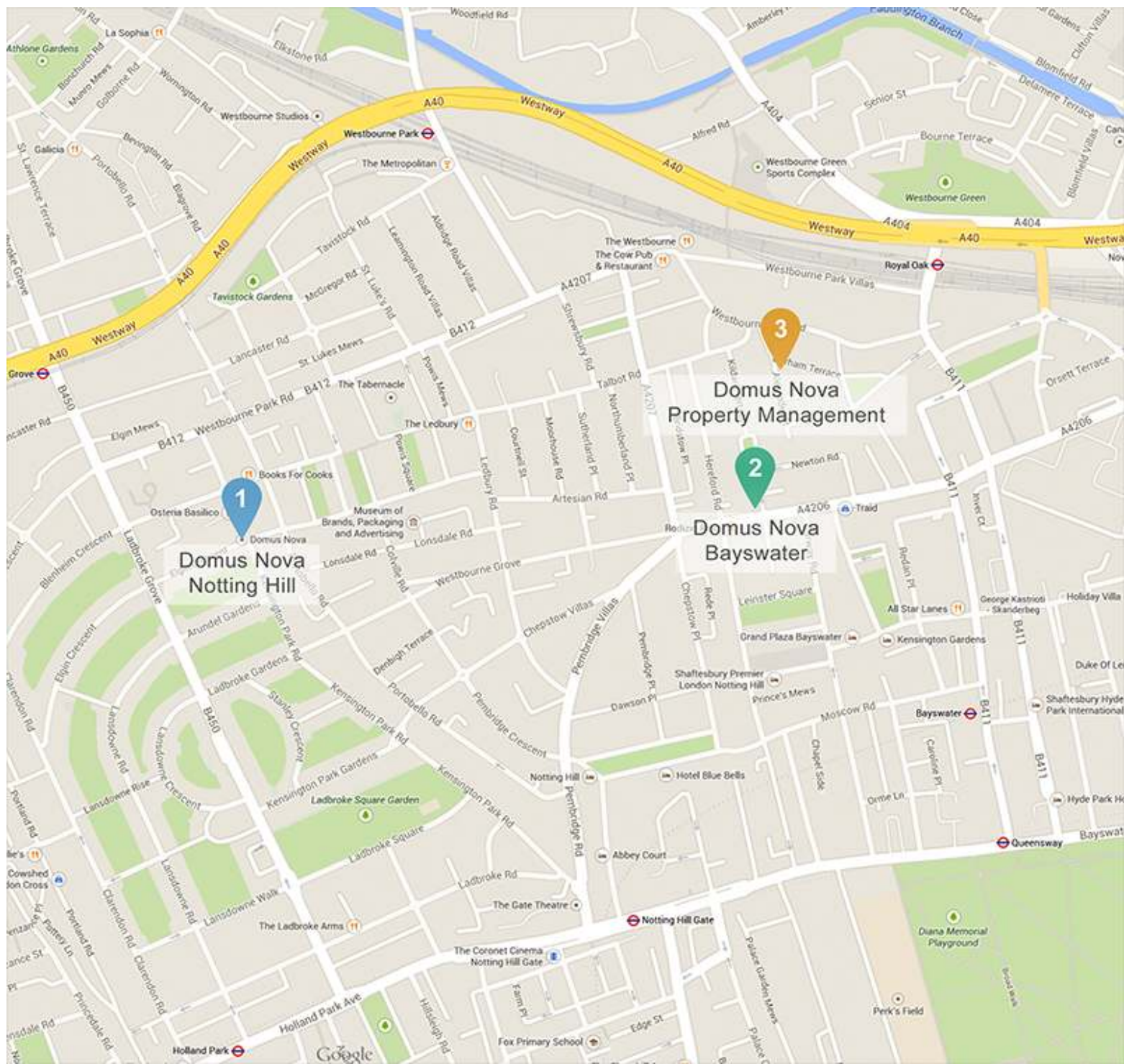
bayswater@domusnova.com

3 Domus Nova Property Management

37 Alexander Street, London W2 5NU

020 7908 9338

management@domusnova.com



Tenant letting fees

Whether you are renting on a short or long term basis through Domus Nova, below are the only letting fees that may apply throughout your tenancy. If you have any questions about our fees, please don't hesitate to contact Domus Nova.

Fees for Assured Shorthold Tenancies and where the Tenant Fees Act 2019 applies

Move in (once offer agreed)

- **Holding Deposit and Withdrawing from tenancy.** The Tenant will be asked to pay the equivalent of one week's rent which contributes towards your initial rental payment. Should you decide to withdraw from the tenancy then these funds can be retained in accordance with these regulations, but the amount retained will not exceed the costs incurred by the agent or landlord.

During your tenancy

- **Changes to the Tenancy. (Addenda, riders, change of tenant and/or occupant):** - £48.00 including VAT

- **Unpaid rent.** Interest is payable from the date on which the rent was due until the date on which the rent is actually paid. The interest rate will be 3% above the Bank of England Base Rate.

Ending your tenancy

- **Early Termination** - Should the tenant request to leave before the end of their tenancy there will be a cost to this that will be explained but will not exceed the financial loss that a landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early.

Fees for Non-Housing Act Tenancies

Move in (once offer agreed)

- **Tenant start-up fee.** Contract negotiation, amending, agreeing tenancy terms and arranging the tenancy and tenancy agreement - £288.00 including VAT per tenancy

- **Reference fee.** £60.00 including VAT per person referenced, including all tenants and guarantors

- **Failed reference check.** If you do not pass the reference check, you are liable for the full cost of the reference fee - £60.00 including VAT per person, including all tenants and guarantors.

- **Withdrawing from tenancy.** Cost of work carried out in the preparation of the tenancy agreement and pre-tenancy works completed for your anticipated move in. Once your offer is accepted, you will be asked to pay the equivalent of two week's rent which contributes towards your initial rental payment. Should you decide to withdraw from the tenancy, any reasonable charges already incurred in the preparation of your tenancy agreement and for pre-tenancy works already completed, shall be deducted from your two week's payment, to a maximum of £288.00 including VAT per tenancy.

During your tenancy

- **Changes to the Tenancy (Addenda, riders, change of tenant or occupant):** £180.00 including VAT per person

- **Reference fee:** Processing the application for referencing for all new tenants, occupants or guarantors: £60.00 including VAT per person referenced.

- **Tenancy agreement renewal fee:** Contract negotiation, amending, agreeing tenancy terms and arranging the tenancy agreement/memorandum of renewal and or extension agreement - £180.00 including VAT.

- **Unpaid rent:** - £42.00 including VAT per unpaid or returned payment. Interest shall be payable from the date on which the rent was due until the date on which the rent is actually paid. Interest will be charged at 4% above the base rate of the Bank of England.

Ending your tenancy

- **Inventory check out costs (paid at end of tenancy)** - The cost of this depends on the size of the property, whether the property is furnished or unfurnished and whether there is an outdoor area belonging specifically to the property. Quotes can be obtained on request. Any missed appointments or cancellations may incur a fee payable to the third-party inventory clerk.

- **Professional clean** - This is charged on the same basis as the 'Inventory check out costs'. Quotes can be obtained on request.

About Domus Nova

Domus Nova is a member of **The Property Ombudsman**

Domus Nova does not currently have client money protection.

Tenancy Deposit Protection Scheme: **Deposit Protection Service**

Independent redress provided by: **The Property Ombudsman**



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