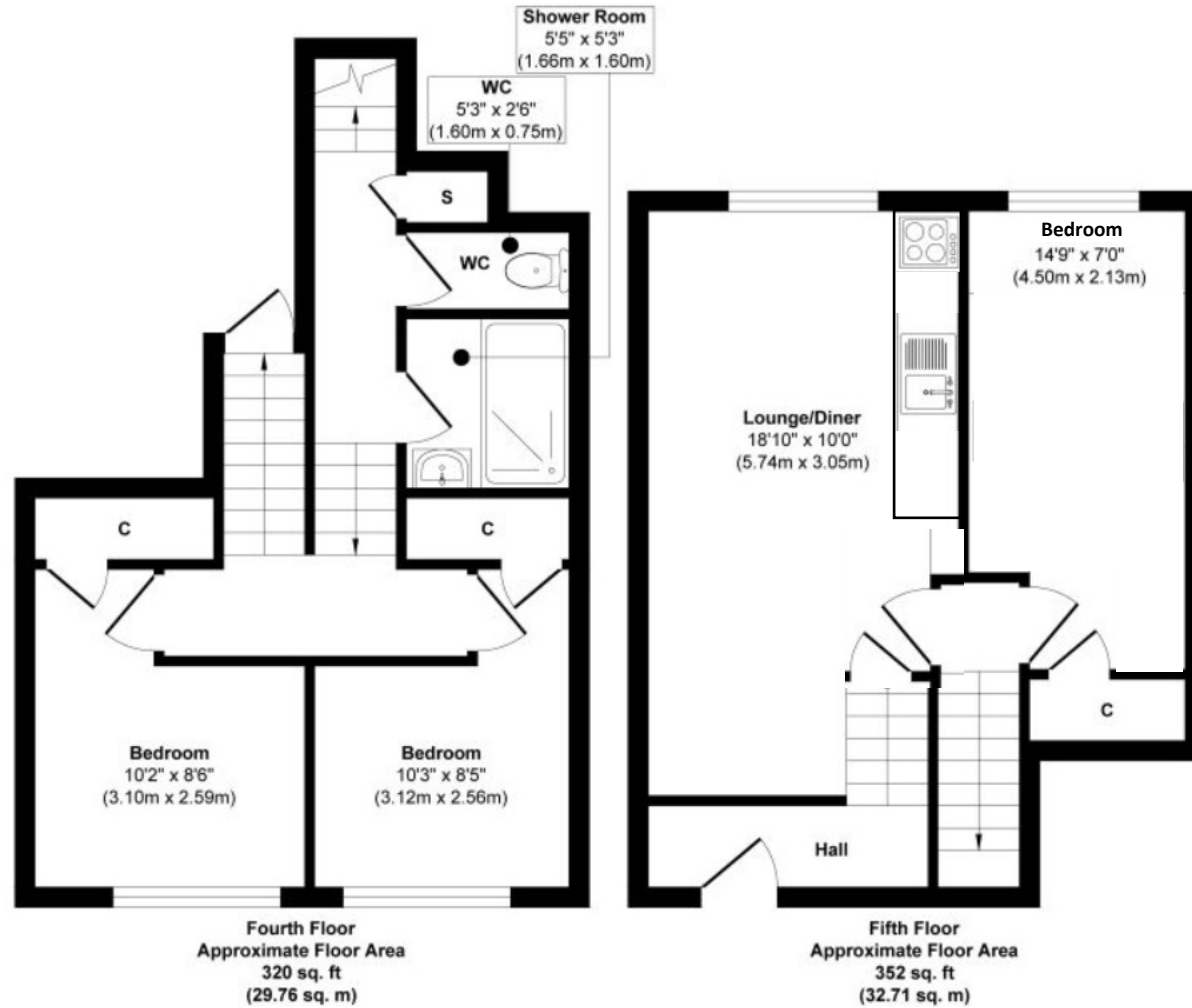


### E14 - Kelson House, Stewart Street, London



Approx. Gross Internal Floor Area 672 sq. ft / 62.47 sq. m















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# Assured Shorthold Tenancy Agreement

Proud Member Of





You are about to sign an Assured Shorthold Tenancy for the following property:

Flat 28  
Kelson House  
Stewart Street  
London  
E14 3JQ

It sets out the promises made by the Tenant and any Guarantors to the Landlord and vice versa, including the duration of the rental and the amounts you have agreed for Rent and Deposit. You should read this document carefully and thoroughly.



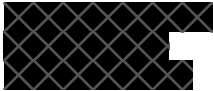
Once electronically signed and dated this agreement will be legally binding and may be enforced by a court. Make sure that it does not contain terms that you do not agree with and that it contains everything you want to form part of the agreement. Both parties are advised to obtain confirmation in writing when the Landlord gives the Tenant consent to carry out any action under this agreement.

**If you are in any doubt about the content or effect of this agreement, we recommend that you seek independent legal advice before signing.**

## The Parties to this agreement and the Premises

The following clauses set out the basic terms of the tenancy, the main dates and the Deposit and Rent amounts which have been agreed. Below are defined terms which will have the meaning listed next to them in this agreement.

This agreement is made the day of 09 June 2023.

Premises	Flat 28 Kelson House Stewart Street London E14 3JQ together with fixtures, furniture and effects therein as specified in the inventory
Landlord	Shuaib Abbasi Notices should be sent to 
Tenant	 Notices should be sent to Flat 28 Kelson House Stewart Street London E14 3JQ
Guarantor	
Occupancy	The maximum number of people permitted to occupy the property is 3
Term	A fixed term of 6 months Commencing on and including 13 June 2023 To and including 12 December 2023 ("the Initial Term") And then continuing as a monthly contractual periodic tenancy until terminated in accordance with this agreement
Rent	£2,760.00, two thousand seven hundred and sixty GBP per month, payable in advance on or before the 13th day of each month (a "Rent Payment Day")
Deposit	£3,184.61, three thousand one hundred and eighty-four GBP and sixty-one pence

1. The Landlord lets to the Tenant the Premises for the Term at the Rent specified above.
2. The Tenant shall pay to OpenRent on the signing of this agreement the amount of the Deposit and the first

payment of Rent, unless the Tenant and the Landlord have agreed in writing a later date when payment may be made. This agreement shall not become binding on the Landlord until the Tenant has paid the Deposit and the first payment of Rent, and the Tenant shall have no right to occupy the Premises, until this payment has been made in full.

3. The Deposit will be paid to OpenRent and held under the terms of mydeposits, of which OpenRent is a registered member. Further detail is provided in the next section of this document.

4. The first payment of Rent will be paid to OpenRent and held by OpenRent up to a maximum of 14 days from the beginning of the Term, after which it will be paid to the Landlord with OpenRent's fees deducted where applicable.

5. The Tenant shall pay all future Rent when it becomes due, either to OpenRent via Rent Now rent collection, or the Landlord directly; the Tenant will be notified in writing of the correct account details for payment. Further detail is provided in subsequent sections of this document and in OpenRent's Terms of Business.

6. It is a condition of this agreement that the Tenant and any occupiers of the Premises over the age of 18, at all times maintain a right to rent in accordance with and as defined by the Immigration Act 2014 (where applicable). If the Tenant does not provide satisfactory documentation to allow the Landlord to verify the Tenant's identity and to satisfactorily perform any right to rent immigration checks required, the Landlord will not permit the Tenant to occupy the Premises.

7. This agreement is intended to create an Assured Shorthold Tenancy as defined by section 19A of the Housing Act 1988 (as amended).

# 3 Bed Flat, Kelson House, E14

## Overview



Bedrooms:

3



Bathrooms:

1



Max Tenants:

3



Location:

London

## Description

***Note: This OpenRent Property Is No Longer Available For Rent.***  
*Description below is only for reference, and you can no longer book a viewing or contact this private landlord.*

Newly refurbished 3 double bed flat in Canary Wharf. Located on the Thames opposite the O2 Excel! Views in the flat are overlooking the Thames and O2 Excel.

The closest underground station is Canary Wharf Station (Jubilee Line). 17 minute walk to Canary Wharf station or 6 minutes walk to Crossharbour Station (3 stops on the DLR to Canary Wharf).

A large superstore Asda and a Tesco metro are within 5 minutes.

The flat comes fully furnished (washing machine and in built microwave and oven too) plus 3x new beds. Available to rent now.