**INVENTORY**

**OF**

**FURNITURE, FITTINGS AND EFFECTS**

**AT**

**17a COSWAY STREET**

**LONDON NW1 5NR**

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|  |

**[………/….]**

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|  | **PLEASE NOTE** |  |
|  |  |  |
|  |  This inventory relates only to the furniture, furnishings and effects in the property. It is an independent report describing the contents, the condition and the cleanliness of the property for rental purposes. |  |
|  |  |  |
|  |  Please note that all electrical items and appliances are not tested. This includes washing machines, dryers, fridges, vacuum cleaners, ovens, hobs, etc.. |  |
|  |  |  |
|  |  We cannot undertake to move heavy furniture, or search in inaccessible places, such as high level cupboards, lofts or basements. |  |
|  |  |  |
|  |  This inventory has been prepared on the principal that all items are in good, clean condition. If not, any defects, damage or soiling is listed in the right hand column. |  |
|  |  |  |
|  |  |  |
|  | **THE CHECK - OUT** |  |
|  |  |  |
|  |  **The inventory will be fully checked at the end of the tenancy. All personal possessions must be removed prior to the check-out, and the property must be ready for the check-out. Failure to do so may result in an abortive visit together with an additional fee being charged .** |  |
|  |  |  |
|  |  **All furniture and items must be left in the same places as listed in the inventory. Any items stored during the tenancy must be unpacked and returned to their original places. If items are not returned to their original places and are therefore not found at time of check - out, you may be charged for these items.** |  |
|  |  |  |
|  |  **The property should be left in a clean and tidy condition to a professional standard at the end of the tenancy. We suggest you refer to your tenancy agreement concerning terms and conditions relating to how the property should be left, especially with regard to the carpets, curtains, upholstery, etc..** |  |
|  |  |  |

|  |  |
| --- | --- |
| **FRONT DOOR** |  |
|  |  |
| Exterior – dark wood, brass A, spyhole Yale lock and Chubb lock |  |
|  |  |
| Interior – to match with locks to match and security chain |  |
|  |  |

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| **ENTRANCE HALL** | | | |
|  | | | |
|  | |
|  | |  | |
|  | |  | |
| Wall mounted entry phone | |  | |
|  | |  | |
| Beige off cut of carpet | | None | |
|  | |  | |
| Light to ceiling with glass dome shade | |  | |
|  | |  | |
| Wall mounted fuse boxes | |  | |
|  | |  | |

|  |  |
| --- | --- |
| **Decorative Condition** |  |
|  |  |
| Ceiling – white |  |
|  |  |
| Cornice - white |  |
|  |  |
| Walls – white |  |
|  |  |
| Skirting – white |  |
|  |  |
| Floor – wood block flooring |  |
|  |  |
| Sockets and switches - sound |  |

|  |  |  |  |
| --- | --- | --- | --- |
| **BEDROOM** | | | |
|  | | | |
|  | |
|  | |  | |
| Radiators- white | |  | |
|  | |  | |
| Gilt light to ceiling with bulbs and crystal small drops | |  | |
|  | |  | |
| Double wrought iron divan and headboard | |  | |
|  | |  | |
| Double mattress | |  | |
|  | |  | |
| Double mattress protector | |  | |
|  | |  | |
| Double beige padded throw over bed spread | | None | |
|  | |  | |
| 2 wall mounted brass lights with glass shades | | One spare shade in Kitchen cupboard | |
|  | |  | |
| 2 light wood slatted blinds | |  | |
|  | |  | |
| Radiator – white | |  | |
|  | |  | |
| 2 pairs of full length fully lined red slub silk curtains with brass tie backs | |  | |
|  | |  | |
| TV point | |  | |
|  | |  | |
| Ceiling mounted smoke detector | |  | |
|  | |  | |
| Range of light wood and white fitted wardrobes, with brass pulls to hanging rails storage space and pull out drawers | |  | |
|  | |  | |
| 2 beige scatter cushions | |  | |
|  | |  | |
| 2 beige cushions covers | |  | |
|  | |  | |
| Navy towel | | None | |
|  | |  | |
| Mirror in wood frame | |  | |
|  | |  | |
|  | |  | |

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| **Decorative Condition** |  |
|  |  |
| Ceiling – white |  |
|  |  |
| Cornice - white |  |
|  |  |
| Walls – cream |  |
|  |  |
| Skirting – white |  |
|  |  |
| Floor – close fitted beige carpet | Aged |
|  |  |
| Sockets and switches - sound |  |
|  |  |
| Window frames - white |  |
|  |  |
| Glazing - sound |  |
|  |  |
| Catches – complete |  |
|  |  |
| Door – painted white with white china pulls |  |
|  |  |

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| **BATHROOM** | | | |
|  | | | |
|  | |
|  | |  | |
| White bath towel | | None | |
|  | |  | |
| Wall mounted mirror panel | |  | |
|  | |  | |
| Wall mounted plate glass shelf | |  | |
|  | |  | |
| Light pull cord with chrome acorn | |  | |
|  | |  | |
| Wall mounted chrome beaker holder with beaker | |  | |
|  | |  | |
| Wall mounted chrome soap dish | |  | |
|  | |  | |
| White wall mounted heated towel rail | |  | |
|  | |  | |
| Wall mounted chrome toilet roll holder | |  | |
|  | |  | |
| Wall mounted extractor fan | |  | |
|  | |  | |
| 2x Wall mounted double door chrome medicine cabinet with 2 plate glass door and pulls to storage space | |  | |
|  | |  | |
| 3 inset spots to ceiling | |  | |
|  | |  | |
| White suite | |  | |
|  | |  | |
| Pedestal wash hand basin chrome mixer taps and pop up waste | |  | |
|  | |  | |
| Victorian style bath with legs, chrome mixer taps, and shower hose with head, plate glass side panels | |  | |
|  | |  | |
| Low level wc, matching seat and lid chrome flush handle to cistern | |  | |
|  | |  | |
|  | |  | |

|  |  |
| --- | --- |
| **Decorative Condition** |  |
|  |  |
| Ceiling – white |  |
|  |  |
| Cornice - white |  |
|  |  |
| Walls – part pale green part white ceramic tiles |  |
|  |  |
| Skirting – white |  |
|  |  |
| Floor – close fitted black slate tiles |  |
|  |  |
| Door – painted white with chrome hooks to interior and china pulls |  |
|  |  |

|  |  |  |
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| **OPEN PLAN LIVING ROOM AND KITCHEN** | | |
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| --- | --- |
|  |  |
| Up right Hoover vacuum with attachments | None |
|  |  |
| Pine drop down leaf dining table legs | None |
|  |  |
| 2 pine dining chairs with cream seat pads | None |
|  |  |
| 3 wall mounted plaster up lighters |  |
|  |  |
| Wall mounted cream painted shelf |  |
|  |  |
| Ceiling mounted smoke detector |  |
|  |  |
| Radiator – white |  |
|  |  |
| Telephone point |  |
|  |  |
| TV point |  |
|  |  |
| Pair of full length unlined cream cotton curtains hung on painted wood pole |  |
|  |  |
| Beige carpet mat | None |
|  |  |
| 2 seater brown up holstered sofa bed with 2 loose seat and back pads |  |
|  |  |
| 2 brown scatter cushions |  |
|  |  |
| 2 red scatter cushions |  |
|  |  |
| 2 beige self pattern scatter cushions |  |

|  |  |
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|  |  |
| **OPEN PLAN KITCHEN AREA** |  |
|  |  |
| Range of cream laminate fitted wall and base units st steel pulls, 2 plate glass doors with 4 plate glass shelves to interior |  |
|  |  |
| Grey speckled laminate work surfaces |  |
|  |  |
| Zanussi fridge freezer |  |
|  |  |
| 2 drawers |  |
|  |  |
| 2 chill boxes |  |
|  |  |
| Plate glass shelf |  |
|  |  |
| 2 wire racks |  |
|  |  |
| Compartments to door |  |
|  |  |
| Hinari microwave with plate glass turntable |  |
|  |  |
| Electrolux st steel built under oven, 2 wire rack drip tray grill pan an griddle |  |
|  |  |
| 4 ring st steel Electrolux st steel gas hob 2 metal trivets |  |
|  |  |
| Electrolux st steel canopy extractor fan |  |
|  |  |
| Small plastic chopping board |  |
|  |  |
| 5 wine glasses |  |
|  |  |
| Glass jug | None |
|  |  |
| China small bowl | None |
|  |  |
| Odd glass | None |
|  |  |
| Potato peeler | None |
|  |  |
| Grill pan handle |  |
|  |  |
| St steel one an half bowl sink and drainer, chrome mixer taps and 2 pop up plugs |  |
|  |  |
| Built in slim line dishwasher |  |
|  |  |
| Wood chopping board for the sink |  |
|  |  |
| Baumatic st steel washer dryer |  |
|  |  |
| Boiler to interior of units |  |
|  |  |
| Smoke detector to ceiling |  |
|  |  |
| Infra red balcony shutter control (on top of fridge) |  |

|  |  |
| --- | --- |
| **Decorative Condition** |  |
|  |  |
| Ceiling – white |  |
|  |  |
| Cornice - white |  |
|  |  |
| Walls – white |  |
|  |  |
| Skirting – white |  |
|  |  |
| Floor – wooden floor |  |
|  |  |
| Sockets and switches - sound |  |
|  |  |
| Double door - painted white with gazed panels, brass pulls twisting bolts and lock with one key shutters to exterior |  |
|  |  |
| Door – painted white with white china pulls |  |
|  |  |
|  |  |
|  |  |

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| --- | --- |
| **SCHEDULE OF CONDITION** | |
|  |  |
| **GENERAL CONDITION -** | Professionally clean, recently decorated and refurbished |
|  |  |
| **SKIRTING/**  **WOODWORK** | Recently painted |
|  |  |
| **CARPETS/**  **FLOORING -** | Clean |
|  |  |
| **CURTAINS -** | Clean |
|  |  |
| **SANITARY WARE -** | Clean |
|  |  |
| **KITCHEN -** | Clean |
|  |  |
| **WINDOWS -** | Clean |
|  |  |
| **LINEN/TOWELS -** | Clean |
|  |  |
| **GARDEN/PATIO -** | Clean |
|  |  |

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| **METER READINGS** | | |
|  |  |  |
| ***GAS METER:*** |  |  |
|  |  |  |
| ***ELECTRIC METER*** |  |  |
|  |  |  |
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| ***These readings must be checked by the relevant boards,***  ***as we cannot be held responsible for any discrepancies.*** | | |
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| *We the undersigned having examined the foregoing Inventory*  *have found it to be correct subject to any marginal notes and comments.* | | | | | |
|  |  | |  | | |
| ***............................................***  ***ON BEHALF OF TENANT*** | | ***...........................................***  ***ON BEHALF OF LANDLORD*** | | ***.............................***  ***DATE*** | |

***THIS INVENTORY WILL BE CHECKED AT THE END OF THE TENANCY***

***AND ALL ITEMS SUCH AS FURNITURE, KITCHEN EQUIPMENT, LINEN***

***ETC. SHOULD BE READY AND IN THE SAME LOCATION AS LISTED.***