

Clarendon House Apartments

Location: 48 Ranelagh Road, Ealing, LONDON, W5 5RJ

Clarendon House is a Victorian home built in c.1880. Rich in period features it has been upgraded with an architect designed kitchen and bathroom extension. It is just half a mile from South Ealing Underground Station (Piccadilly Line) and ten minutes walk from Ealing Broadway which is served by the Central and District Lines as well as Mainline trains. Trafalgar Square is eight miles away and Marble Arch just ten stops on the Central Line Tube. Access by road is extremely easy, only a few minutes from Junction 2 on the M4 (directions can be supplied). There is a bus (No.65) at the end of the road to Royal Botanical Gardens - Kew, Richmond and Kingston as well as to the Broadway for connections with other routes.

(Strictly Non Smoking – this apartment does have steps down to the front door but there is a hand-rail)

This apartment is totally self-contained and has its own front and rear doors. The front door leads into a large entrance hall, plenty of space to store suitcases. The spacious lounge has two sofas and a dining table and chairs. LCD colour TV with Freeview channels, video player and DVD/MP3/CD player are also found in the lounge. The spacious bedroom has twin beds and is freshly decorated in yellow and blue. It has a light floral feel and overlooks the patio and enjoys the morning sunshine. Bedroom furniture is in an antique Queen Anne style that adds the richness of mahogany to the overall design. The kitchen features fresh green fitted cabinets and pale linen walls and is fully fitted with lots of work surfaces. It has a fridge/freezer, dishwasher, combined washing machine and dryer, microwave, coffee maker, hand mixer, kettle, toaster, television and radio/CD player. In the housekeeper's cupboard guests will find an iron and ironing board and we also provide a hairdryer. The kitchen comes equipped with many utensils, cutlery, Royal Doulton tableware and glassware.

The rental includes the provision of bedlinen, towels and kitchen cloths – these are changed on a weekly basis when the apartment is serviced. The bathroom was completely remodelled in February 2009 – bath with shower over, thermostatic valves, shower screen, tiled floor, towel radiator and a dual voltage shaver socket. The kitchen opens out on to a very pretty private patio area with chairs and table. This area faces South and catches the morning sun – ideal for breakfast or alfresco lunch. Guests have access to the rotary clothesline in the main garden. We try to provide a variety of flowering plants so that there is colour throughout the year. Central heating is installed with thermostatically controlled radiators, though the lounge also has an electric fire for those cooler summer evenings. Hot water is instantaneous and available 24 hours a day.

There is a mobile phone for the use of guests – number is 0781 2493254. This is checked prior to arrival and after departure, to see if there has been any use. You will be billed for any usage that takes the level of credit below the amount noted on arrival. Guests can TOP UP using a credit or debit card at any ATM machine. Phone charger provided. Wifi is available from the main house – just see details in the instructions folder.

If you need to borrow a small notebook computer then just ask when you arrive.

Community:

Ealing has been an important residential suburb for well over a hundred years. Now the green spaces, parks and tree lined roads provide a perfect setting for the University Campus and the growing number of professional people seeking family homes. Over a hundred restaurants, numerous wine bars and pubs make this a lively and vibrant community. Ealing Broadway Shopping Centre has a large Marks & Spencers store, an enormous Primark outlet, H & M, Tesco Metro supermarket, boutiques, bookshops and much more.

There is a local convenience store, four pubs – several serving food, two newsagents, the famous Munsons coffee shop and other restaurants and take-away outlets all at the end of the road.

There is a thriving local theatre, as well as convenient cyber-cafes for those essential emails, art galleries, museums, a large public library and much more. All the major Banks, Building Societies and the Main Post Office can also be found in the main shopping area. Tourist attractions such as Kew Gardens, National Archives, the River Thames, Ham House, Hampton Court are not too far away and there is an easy train service to Legoland and Windsor Castle, Oxford and points West. Ealing is an excellent interchange point for road, rail, Tube and bus routes. Local walks give access to golf clubs, country parks, stately homes and riverside pubs. Parking is available outside the property, by means of special visitor's vouchers.

The apartment is in a quiet, fashionable residential area. All rooms have very high ceilings some with ornate plasterwork and although the house has been brought up to date, as many of the original features as possible have been preserved. There is no set house style but guests will find pieces of antique furniture as well as family ornaments, all in attractive colour schemes. Every effort has been made to make your stay at Clarendon House as comfortable as possible. We do hope that you enjoy your stay with us – please do not hesitate to ask for help of any kind.

Your selection of an apartment reflects your independent approach to travel and we aim to provide quality accommodation with that personal touch. The apartment comes with a full book of instructions. Our housekeeper deals with changing linens and towels and maintaining the apartment. A reminder that this apartment is totally non smoking.

Rates until 31/12/2012 – Parking vouchers for street parking are available at £3.50 per day.

TWO persons: £95 per night or weekly stay of £635 – for even better value!!

Apartment rentals are always charged at the minimum TWO person rate. Rates are not subject to VAT. **Our minimum stay is 5 nights. Extra guests are £15 per person per night.**

We may have other suggestions to make if your party size exceeds two persons; a sofa bed in the lounge increases the capacity to four. If you need two families to be close together – then we can organize another two-bedroom apartment right across the street. Each group can then be separate and yet wave to each other!

Booking procedure:

- Please check availability on our web site or you can send us an email and ask us to verify that the dates are free. We do keep the availability calendar up to date as best we can.
- Please complete the enclosed booking form and return it to us by e-mail. Due to changes in regulations about credit card data, can we ask that you send us card number, expiry date and security code by text to our mobile (+44 788 400 1992). Alternatively give us a call and let us have the data over the phone, please do not send it by email.
- When completing the booking form please pay particular attention to the dates as arrival and departure dates are critical to our schedules. Check which date you fly and which date your arrive, as we would not wish to have anyone arrive on the wrong day - it has happened!

Check out is by 15.00 p.m. at the latest when the apartment must be vacated. Please let us know your departure time so that we can organise our housekeeper.

Check-in is from any reasonable time in the morning (6.00 a.m. onwards) but not available on the same day as check-out, this gives us time to clean the apartment.

All guests will be issued with a booking confirmation form that also acts as a receipt for any monies paid. Detailed directions and transport options will be sent with each booking.

Clarendon House is your home for a short while and we do want you to feel relaxed and comfortable straightaway. All guests are covered by Public Liability Insurance to £2M.

Payment process:

- A £100 deposit secures the booking and also acts as a refundable damage waiver – it will be returned in full if the booking is honoured and no damage is done. Any damage will be charged to your credit card and a damage report produced. Any phone charges will be taken from the deposit too.
- Payment is possible by PayPal but subject to a 4% fee. Debit card payments are not charged any fees but we have had to introduce a charge for credit cards at 3% fee.

Full payment for the first week must be received at least **FOUR WEEKS** in advance of your arrival and we will make use of your credit/debit card details to do this. Subsequent weeks are then due at the beginning of the second week and from then onwards on a weekly basis. These will be processed on our electronic terminal so full completion of the booking form is essential so that we can match name to your billing address.

Cancellation policy:

If for any reason you have to cancel, then please contact us immediately. Your booking constitutes a contract with us at Clarendon House Apartments and you will be responsible for the rental due to us for the entire period of the booked stay. Obviously for such financial reasons we strongly recommend that guests take out cancellation insurance.

Arrival procedure:

Colin & Anne Pedley like to welcome all guests personally so it is important that **we know your expected arrival time. Airline and flight number are a big help.** Please phone us if you are delayed. On your arrival day someone will be on **020 8 567 0314** or on our mobile **0788 400 1992.**

We will settle you into your chosen apartment and explain any details. There is always a welcome tray - ready for guests. A small selection of groceries can be purchased for you – just let us have a list and they will be in the apartment ready for your arrival.

Guests are sent a set of directions, so that they can make their own way to the apartment by Tube or road. Please bring them with you – taxi drivers do not necessarily know where we are. There is a link on the web site so that you can view the area via Google Street View.

The www.visitlondon.com site contains fantastic maps, transport timetables, restaurants, attractions – in fact everything you need to know about London all in one site.

Our own site can be found at: www.clarendonhouseapartments.co.uk

Our Office e-mail address is: clarendon48house@tiscali.co.uk

Airport Pick-up:



There is a list of private car hire firms sent with each set of directions. You can contact them directly to organise a transfer, should you wish to take this option.

We monitor your flight via the Internet and can then see if there are any delays or if arrival is earlier than expected. So as soon as you have the information let us have your Airline and flight number.

A mobile phone will help you stay in contact with the car hire company and you can then keep the driver updated with any delays in baggage reclaim or customs.

Booking form for Garden Apartment at Clarendon House:

Please email form and then TEXT credit/debit card information to us to comply with PCI DSS legislation. This will then secure your booking. Post to: Colin & Anne Pedley, 48 Ranelagh Road, Ealing, London W5 5RJ Tel: +44(0)20 8 567 0314 Mobile +44 788 400 1992. Confirmation will then be sent by return.

Guest 1 Guest 2 Guest 3

Guest 4

House name or Number Street

City/Town Country Zipcode

Landline phone Mobile

Arriving date Departing date

Number of nights Number of guests

Sleeping request: Doubles ____ Twins ____ (We can then organise the appropriate linens for you)

Cost of apartment £ _____ Refundable booking / damage deposit: £100

Total cost to include £100 = £ _____ Amount sent £ _____ Balance for the 1st week is £ _____
Due on ___/___/_____

Details of arrival method and time:

Credit/debit card authorisation form: Send data by TEXT to my mobile +44 788 400 1992 these are the details that we will need.

I wish to pay by MC/Visa /Maestro card. Please charge my account.
My card number is: -- -- -- -- / -- -- -- -- / -- -- -- -- / -- -- -- -- / (13 or 16 digits)
Security numbers on reverse - - - - - (3 digits)

SignatureStart date: .../... Expiry Date ... / ...
Name as it appears on the card
Statement address to which your bill is sent:
.....
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..... Zip code