

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

Address of Premises

Ground Floor Flat, 2 Tenham Avenue, London, SW2 4XR

The Tribunal members were

Mr Neil Martindale FRICS

Landlord

Savills (UK) Ltd (Agent)

Address

33 Margaret Street, London, W1G 0JD

Tenant

Mr P Newman

1. The rent is: £

800.00

Per

Calendar Month

(excluding water rates and council tax but including any amounts in paras 3)

2. The date the decision takes effect is:

01 June 2022

*3. The amount included for services is not applicable

N/A

Per

*4. Service charges are variable and are not included N/A

5. Date assured tenancy commenced

6 December 2006

6. Length of the term or rental period

Monthly Periodic

7. Allocation of liability for repairs

Per Tenancy

8. Furniture provided by landlord or superior landlord

9. Description of premises

Purpose built Edwardian ground floor maisonette with gardens. Two bedroom, living room, kitchen/scullery, bath/ WC. Partial DG, CH, basic electrics, basic kitchen and basic bathroom, severe damp to kitchen, no white goods carpets or curtains. Unmodernised former regulated tenanted property.

Note: The landlord is not obliged to charge this market rent but, may not charge more.

Chairman

N Martindale

Date of Decision

19 July 2022