

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

Housing Act 1988 Section 14

### Address of Premises

Flat 18 Barness Court, 6-8  
Westbourne Terrace, London, W2  
3UW

### The Tribunal members were

Mr Oliver Dowty MRICS  
Mr John Francis QPM

### Landlord

Halit Garden

### Address

Flat 4, 23 Pembridge Street, London, W11 3DS

### Tenant

Nadia Namek Morad Khan

1. The rent is: £

2600.00

Per

Calendar  
Month

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

2. The date the decision takes effect is:

15 May 2023

\*3. The amount included for services is not  
applicable

Per

\*4. Service charges are variable and are not included

5. Date assured tenancy commenced

15 April 2021

6. Length of the term or rental period

Monthly

7. Allocation of liability for repairs

Landlord, except for damage caused  
by tenant.

8. Furniture provided by landlord or superior landlord

White goods.

### 9. Description of premises

2 bed flat on 4<sup>th</sup> floor of larger period building consisting of basement, ground and 6 upper floors with lift.

Accommodation includes a living room, fitted kitchen, bathroom, 2 bedrooms (one of which with storage/dressing area) and other ancillary storage. The property is generally in a good, modern condition and benefits from central heating and double glazing

Chairman

Mr O Dowty  
MRICS

Date of Decision

10 August 2023