

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 3 Falcon Heights, 91 Falcon Road, London, SW11 2PF

The Tribunal members were

R Waterhouse FRICS

Landlord

Wildheart Residential Management Ltd

Address

2 High Street, Ewell, Epsom, Surrey, KT17 1SJ

Tenant

Andrea Bernabei & Silvia Milanesi

1. The rent is: £

2300.00

Per

Calendar Month

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

2. The date the decision takes effect is:

28 May 2023

*3. The amount included for services is/is negligible/not applicable

n/a

Per

n/a

*4. Service charges are variable and are not included

5. Date assured tenancy commenced

28th September 2020

6. Length of the term or rental period

12 months

7. Allocation of liability for repairs

Landlord

8. Furniture provided by landlord or superior landlord

The Reply from the tenant noted, that the tenants had bought a new sofa bed replacing an old sofa supplied by the landlord. A used double bed, armchair, 2 bedside tables, 1 chest of drawers in the master bedroom. Used wardrobe, 2 side tables, 1 chest of drawers in the second bedroom, Used table and 4 chairs, 1 coffee table, 2 side tables in the living room.

9. Description of premises

Two bedrooms, one living room, two bathrooms, a kitchen and a balcony

Chairman

**R Waterhouse
FRICS**

Date of Decision

**16th August
2023**