

Notice of the Tribunal Decision

Rent Act 1977 Schedule 11

Address of Premises

1st and 2nd Floor Flat, 1 Marriott Road,
London, N4 3QN

The Tribunal members were

Mr D Jagger MRICS
Mr A Ring

Landlord

Longwall Estates Limited c/o Ingram Winter Green LLP

Tenant

Ms L J Shaw

1. The fair rent is

£1,456

Per

Month

(excluding water rates and council tax
but including any amounts in paras
3&4)

2. The effective date is

10th October 2023

3. The amount for services is

Per

negligible

4. The amount for fuel charges (excluding heating and lighting of common parts) not counting for rent allowance is

Per

not applicable

5. The rent is not to be registered as variable.

6. The capping provisions of the Rent Acts (Maximum Fair Rent) Order 1999 do not apply because it is a 1st registration

7. Details (other than rent) where different from Rent Register entry

The property has a bathroom on the second floor and a disused bathroom on the first floor.

8. For information only:

The fair rent to be registered is not limited by the Rent Acts (Maximum Fair Rent) Order 1999, because it is a 1st registration.

Chairman

**Duncan Jagger
MRICS**

Date of decision

10th October 2023

