

**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 11, Nouveau House  
34 Fyfield Road  
Enfield EN1 3FS

**The Tribunal members were**

Mr N Martindale FRICS

**Landlord**

Magic Living Ltd

**Address**

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

**Tenant**

Rina Fumoto

1. The rent is: £ 1500 Per pcm

2. The date the decision takes effect is: 3 December 2024

\*3. The amount included for services is 200 Per Calendar month

\*4. Service charges are variable and are not included n/a

5. Date assured tenancy commenced 30 January 2019

6. Length of the term or rental period Calendar monthly periodic

7. Allocation of liability for repairs Per tenancy

**8. Furniture provided by landlord or superior landlord**

None

**9. Description of premises**

Purpose Built Offices 1980's, since converted post 2000 into small studio flats. Located in Enfield Town adjacent railway station and bus routes. Block is on 4 levels excluding any basement. Brick wall finish, lead mansard roofing to 4<sup>th</sup> floor. Flat is a single room/ kitchen with shower/Wc. C. 23m2 GIA on first floor. Double glazed windows. On road parking restrictions no off street parking. Lift in block. Underfloor heating provide and paid for by the landlord, cost reflected in the rent, taken at £200 pcm. **The Landlord is may charge a rent up to but, not in excess of the figure shown at box 1.**

**Chairman**

**N Martindale**

**Date of Decision**

**27 January 2025**