

**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, 78 Canfield Gardens,  
Camden London NW6 3EE

**The Tribunal members were**

Mr N Martindale FRICS

**Landlord**

Mountview Estates

**Address**

Mountview House  
151 High Street  
London  
N14 6EW

**Tenant**

Wendy Moses

1. The rent is: £ 2050 Per pcm

2. The date the decision takes effect is: 1 December 2024

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

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

5. Date assured tenancy commenced 1 December 2024

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**

Former early Edwardian Semi-detached home converted into several self contained flats. Building accommodation on 3 levels plus roof and any basement. Property is second floor accommodation 4 rooms, kitchen, 1 bathroom wc. Fair faced brick, tiled main double pitched hipped roof. On road permit parking. Basic kitchen and bathroom, white goods carpets curtains (tenants) no double glazing, minor disrepair. **The Landlord is not obliged but may charge a rent up to but, not in excess of the figure shown at box 1.**

**Chairman**

**N Martindale**

**Date of Decision**

**28 January 2025**