

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

Housing Act 1988 Section 22

### Address of Premises

Floor 4 Room 4 Studio, 11 Welbeck  
Street, London, W1G 9XZ

### The Tribunal members were

Judge Pittaway  
Mr K Ridgeway MRICS

### Landlord

Brunel Estates Management Limited

### Address

4th Floor, 33 Cavendish Square, London, W1G 0PW

### Tenant

Miss Fatemeh Hejab

1. The rent is: £

2,200

Per

month

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

2. The date the decision takes effect is:

9 August 2024

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

Per

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

5. Date assured tenancy commenced

29 February 2024

6. Length of the term or rental period

One year to 27 February 2025

7. Allocation of liability for repairs

Landlord responsible for structural  
repair and exterior repair and repair of  
utilities

8. Furniture provided by landlord or superior landlord

Bed, small fridge, washing machine, microwave and cupboard.

9. Description of premises

Victorian stone clad and brick, end of terrace, 4 storey with sash windows.

Chairman

J. Pittaway

Date of Decision

6 May 2025