

Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination or Section 22 Determination)

Housing Act 1988 Section 14

Address of Premises2 Wakefield Gardens, Ilford, London,
IG1 3SJ**The Tribunal members were**Mr O Dowty MRICS
Mr L Packer**Landlord**

Dr Riyaz & Mrs Saba Patel

Address**Tenant**

Dr Shaheena Batool & Mr Syed Ali Bin Athar Jaffery

1. The rent is:£

2,375

Per

Cal Month

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

2. The date the decision takes effect is:

1 January 2025

3. The amount included for services is not
applicable

N/A

Per

4. Date assured tenancy commenced

1 July 2022

5. Length of the term or rental period

Monthly

6. Allocation of liability for repairs

Landlord

7. Furniture provided by landlord or superior landlord

Single bed, study tables, white goods & various items of fitted furniture including wardrobes
and bookcases.

8. Description of premises

Circa 1930s (with an apparently later partial side and front extension) two storey, semi-
detached house with driveway in the north-western part of Ilford. Private garden with
'summerhouse.

Chairman

Mr O Dowty
MRICS

Date of Decision

28 April 2025