

# 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 Premises**Flat 5, 52 Elsham Road, London, W14  
8HD**The Tribunal members were**Mr O Dowty MRICS  
Mr L Packer**Landlord**

Property Express Ltd c/o Taylor Rose

**Address**

Worldwide House, Thorpe Wood, Peterborough, PE3 6SB

**Tenant**

Miss Sabah Kouadria

**1. The rent is: £**

£1,490

**Per**

Cal Month

**(excluding water rates and council  
tax but including any amounts in  
paras 3)****2. The date the decision takes effect is:**

8 January 2025

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

N/A

**Per****4. Date assured tenancy commenced**

8 December 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**

Fridge, washing machine, oven, TV.

**8. Description of premises**

1 bed flat on second floor of period building with awkward layout.

**Chairman****Mr O Dowty  
MRICS****Date of Decision****4 June 2025**