

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 50, Noveau House
34 Fyfield Road
Enfield EN1 3FS

The Tribunal members were

Ian B Holdsworth FRICS
RICS Registered Valuer

Landlord

Magic Living Ltd

Address

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

Tenant

Mr Uzoka Okonyia

1. The rent is:£

1500

Per

Month

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

2. The date the decision takes effect is:

12 September 2025

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

Nil

Per

Month

5. Date assured tenancy commenced

14th February 2025

6. Length of the term or rental period

Monthly

7. Allocation of liability for repairs

In accordance with Agreement terms

8. Furniture provided by landlord or superior landlord

None

9. Description of premises

A third floor studio flat in purpose built offices constructed in 1980's, since converted in 2022 into 76 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 4th floor. Flat is a single room/ kitchen with shower/Wc. with approximately 22m2 GIA. Double glazed windows. Under floor heating provided from communal system. On road parking restrictions and no off street parking. Lift in block.

Chairman

Ian B
Holdsworth

Date of Decision

12 September
2025