

**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**

210 Ashmore Road  
Private Entrance  
Flat A, Marban Road  
London, W9 3DD

**The Tribunal members were**

Mrs S Phillips MRICS

**Landlord**

Sovereign Network Group

**Address**

The Hive, 22 Wembley Park Boulevard  
Wembley  
HA9 0HP

**Tenant**

Miss Maria Celina Smith

1. The rent is: £

412.50

Per

week

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

2. The date the decision takes effect is:

7 April 2025

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

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Per

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

5. Date assured tenancy commenced

24 May 2004

6. Length of the term or rental period

Weekly

7. Allocation of liability for repairs

As per tenancy agreement

8. Furniture provided by landlord or superior landlord

9. Description of premises

Ground floor, 2 bed flat with access to a garden and garage.

Chairman

Mrs S Phillips  
MRICS

Date of Decision

22 December  
2025