First-tier Tribunal – Property Chamber **File Ref No.** LON/00AZ/MNR/2025/1016

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

Housing Act 1988 Section 14

Address of Premises	**The Tribunal members were**
73b Sydenham Road Sydenham London SE26 5EZ	Mr N Martindale FRICS

Landlord	Grandprop Ltd
Address	
Tenant	Yushi Yang

1. The rent is: £ 1500 **Per** Cal month

2. The date the decision takes effect is: 17 September 2025

***3. The amount included for services is** Nil **Per**

***4. Service charges are variable and are not included** N/A

5. Date assured tenancy commenced June 2019

6. Length of the term or rental period Calendar monthly periodic

7. Allocation of liability for repairs Per tenancy

8. Furniture provided by landlord or superior landlord

Bed wardrobe

9. Description of premises

The Property is the second floor self contained flat in a 1900s 4 level building (GF retail, FF, SF plus Attic). The building is near the retail centre of Sydenham on the busy A212.near tube and rail. Parking is restricted on and off road. The Property accommodation: 2 bedrooms, living room, bathroom/wc, kitchen. Access from street through a shared enclosed stairwell. The flat receives considerable nuisance from noise and other street activities for much of each day. The building is part of a terrace of shops and upper floors. Brick front wall, double pitched tiled roof, plastic double glazed windows. **The Landlord may charge a rent up to but, not in excess of the figure shown at box 1.**

Chairman	**N Martindale**	**Date of Decision**	**3 February 2026**