First-tier Tribunal – Property Chamber File Ref No. LON/00AP/MNR/2025/0972

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

Housing Act 1988 Section 14

Address of Premises

3 Ridgeway Gardens, London N6 5XR

The Tribunal members were

R Waterhouse FRICS
C Piarroux JP

Landlord	Rachelle Harris
Address	
Tenant	Henry (Harry) Nourse

1. The rent is: £ **£3000.00** **Per** Calendar month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is: **19 September 2025**

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

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

5. Date assured tenancy commenced 18 May 2024

6. Length of the term or rental period 6 months

7. Allocation of liability for repairs Landlord external and internal

8. Furniture provided by landlord or superior landlord

none

9. Description of premises

First floor flat, two bedrooms, one living room, two bathrooms WC and kitchen

Chairman	**R Waterhouse FRICS**	**Date of Decision**	**17 February 2026**