First-tier Tribunal – Property Chamber File Ref No.	LON/00AC/MNR/2025/0975

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
Flat 5 Warburg Court, 2 Mornington Close LONDON NW9 5JD	R Waterhouse FRICS C Piarroux JP

Landlord	~~Nuria Ahmadzai and Shafi Ullah~~ **Rashmi Razdan**
Address	
Tenant	~~Rashmi Razdan~~ **Nuria Ahmadzai and Shafi Ullah**

1. The rent is: £ **1750.00** **Per** Calendar month **(excluding water rates and council tax but including any amounts in paras 3)**

2. The date the decision takes effect is:	**7 October 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	7 November 2022
6. Length of the term or rental period	12 months
7. Allocation of liability for repairs	Landlord external structural interior decoration and fittings

8. Furniture provided by landlord or superior landlord

One dining table two wardrobes

9. Description of premises

First floor flat, two bedrooms one ensuite, one living room with open plan kitchen, one separate bathroom.

Chairman	R Waterhouse FRICS	Date of Decision	~~17 February 2026~~ 27 February 2026