

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

Housing Act 1988 Section 14

Address of Premises

46 King Edwards Road
Ponders End, Enfield
Middx EN3 7DB

The Tribunal members were

Mr N Martindale FRICS

Landlord

Koren Mustafa

Address

Tenant

Andrew Nicola

1. The rent is:£

1650

Per

Calendar
month

2. The date the decision takes effect is:

14 May 2025

*3. The amount included for services is

Per

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

5. Date assured tenancy commenced

14 May 2024 (1 year)

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

None. Assumed white goods of washing machine and fridge etc. are the landlords

9. Description of premises

Property is a mid terraced house from the 1900s, 2 bedrooms, kitchen living room bathroom wc.(Google Streetview January 2022) There is no off road parking, there are on street restrictions. Double pitched tiled main roof. Fair face brick walls. No double glazing..
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

6 May 2026