

	FIRST - TIER TRIBUNAL PROPERTY CHAMBER (RESIDENTIAL PROPERTY)
Case Reference	LON/00AU/MRA/2026/0002
Property	Flat 36, Priory Heights, 2A Wynford Road, London, N1 9SL
Tenant	Gianpiero Colonna and Pol Blanch Conca
Tenant's Representative	N/A
Landlord	Citystyle Living Limited
Landlord's Address	The Riverside Group, 2 Estuary Boulevard, Estuary Commerce Park, Speke, Liverpool, L24 8RF
Landlord's Representative	N/A
Date of Application	15 May 2026
Type of Application	Determination of a Market Rent sections 13 & 14 of the Housing Act 1988
Tribunal Members	Ms S Beckwith MRICS Mr A Spielman
Date of Decision	13 July 2026
Rent Determined	£2,050 per calendar month
Date the new rent takes effect	23 July 2026

REASONS FOR THE DECISION

Background

1. On 28 April 2026, the Landlord served a notice under Section 13(2) of the Housing Act 1988 which proposed a new rent of £2,096 per calendar month (pcm) in place of the existing rent of £2,000 pcm to take effect from 23 July 2026.
2. On 15 May 2026, under Section 13(4)(a) of the Housing Act 1988, the Tenant referred the Landlord's notice proposing a new rent to the Tribunal for determination of a market rent.
3. The assured tenancy commenced on 23 April 2025 for a term of one year. The rental period is monthly.

Allocation of Repairs between Landlord and Tenant.

4. As per section 11 of the Landlord and Tenant Act 1985.

Services Charges or furniture provided by Landlord (other than carpets and curtain and white goods specified below) and the costs relating to the same.

5. N/A

Liability for Council Tax

6. The Tenants are responsible for the payment of Council Tax in respect of the Property. The rent determined is exclusive of Council Tax.

Any other terms of the tenancy taken into consideration in determining the rent.

7. N/A

Inspection/Hearing

8. Neither party requested an inspection or oral hearing. The Tribunal has considered this case on the basis of the papers provided by the parties and its own knowledge and specialist expertise.

The Property

9. The Property is a third floor flat, offering the following accommodation:

A living room, separate kitchen, two bedrooms and one bathroom.

The Property benefits from double glazing. The heating is electric. The Landlord provided the white goods. The Property was let furnished.

The Property is situated in the Priory Green Estate in Islington. Kings Cross St Pancras is approximately half a mile to the west. Angel is approximately half a mile to the east.

Evidence

10. The Tenant completed the Tribunal's MR1 Form. The Landlord did not return the Tribunal's MR2 Form in reply.

The Tenant

11. The Tenant made the following comments:
- a) Some furniture was supplied in poor condition and they replaced it.
12. In terms of rental evidence, the Tenant relies on an undated screenshot of a two bedroom, one bathroom flat in Priory Heights which they say was let at £2,000 pcm. They also confirm that their neighbour's flat was let at £2,000 pcm but provide no details of the size of this comparable or the terms of the tenancy.

Determination and Valuation

13. Relying on its own expert, general knowledge of rental values in the area, and taking into account the information provided by the Tenant, the Tribunal considers that the market rental of the subject Property in good and tenantable condition would be in the order of £2,050 pcm.
14. The Tribunal has taken into account the configuration, specification and condition of the property in arriving at the level of rent achievable in the open market set out above and therefore makes no further adjustments.

Decision

15. Therefore, the Tribunal determines the market rent at £2,050 per calendar month with effect from 23 July 2026.

APPEAL PROVISIONS

If either party is dissatisfied with this decision, they may apply for permission to appeal to the Upper Tribunal (Lands Chamber) on any point of law arising from this Decision. Prior to making such an appeal, an application must be made, in writing, to this Tribunal for permission to appeal. Any such application must be made within 28 days of the issue of this statement of reasons (regulation 52 (2) of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013) stating the grounds upon which it is intended to rely in the appeal.