



33504_1641797050<106941>_S53469-PK24050/1 37500
Ayaz Management LTD
Flat 4
267 Eversholt Street
London
NW1 1BA



Get in touch with us

eonnex.com/contact

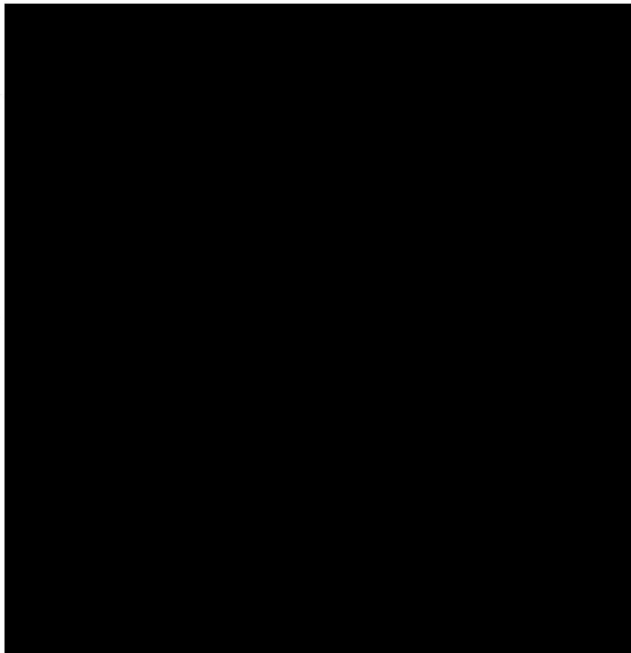
hi@eonnex.com



Your energy account

for Flat 4, 267 Eversholt Street, London, NW1 1BA.

30th Sept. 2022 - 4th Jan. 2023



Your estimated annual cost

£1382.70 a year for electricity

This is an estimate based on your expected annual energy usage, and your current tariff rates, charges and discounts, including VAT. Actual bills will vary depending on your usage and tariff selection. More information about your current tariff can be found overleaf.

Could you pay less?

Remember - it might be worth thinking about switching your tariff or supplier.


For your electricity (on meter point 1200061825777)

Good to know.

You're already on our cheapest tariff for your electricity usage. We'll let you know if this changes.

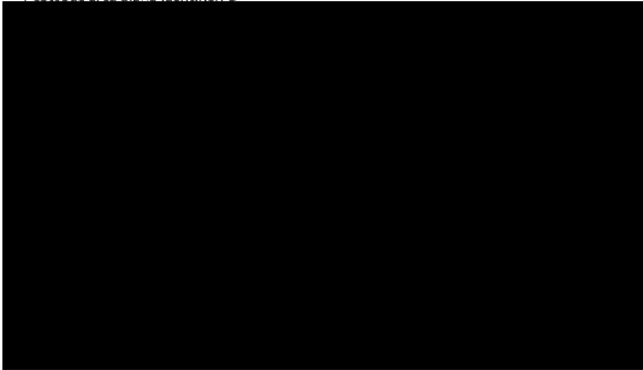
You pay by monthly Direct Debit, so your payments are up to date. We regularly review how much you're paying to make sure it's the right amount and will let you know if it needs to change.

Your charges in detail

 Electricity	Supply number	S	1	801	902
			1200081825777		

Supply Address: Flat 4, 267 Eversholt Street, London, NW1 1BA

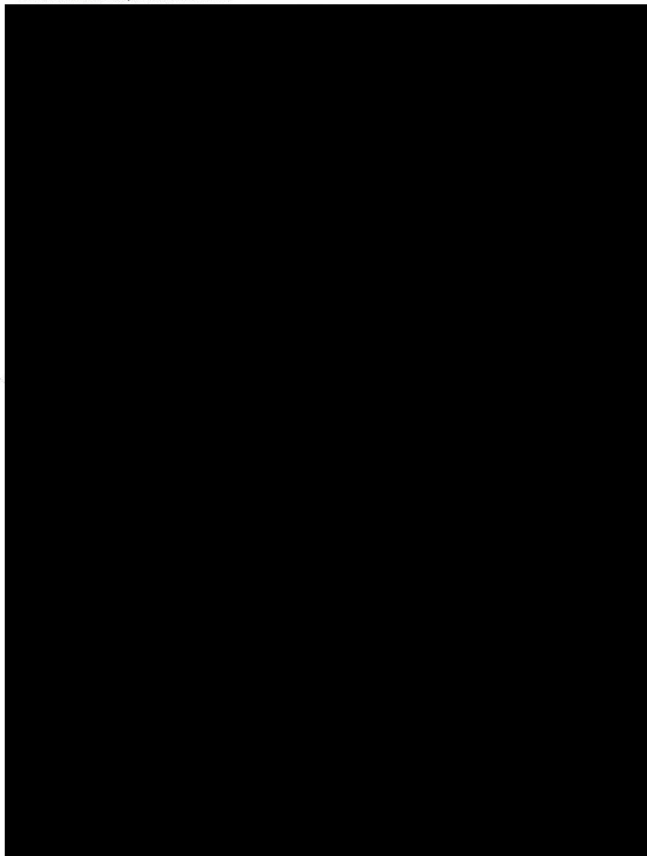
Postcode area alpha identifier: D



 Electricity	Supply number	S	1	801	902
			1200081825777		

Supply Address: Flat 4, 267 Eversholt Street, London, NW1 1BA

Postcode area alpha identifier: D

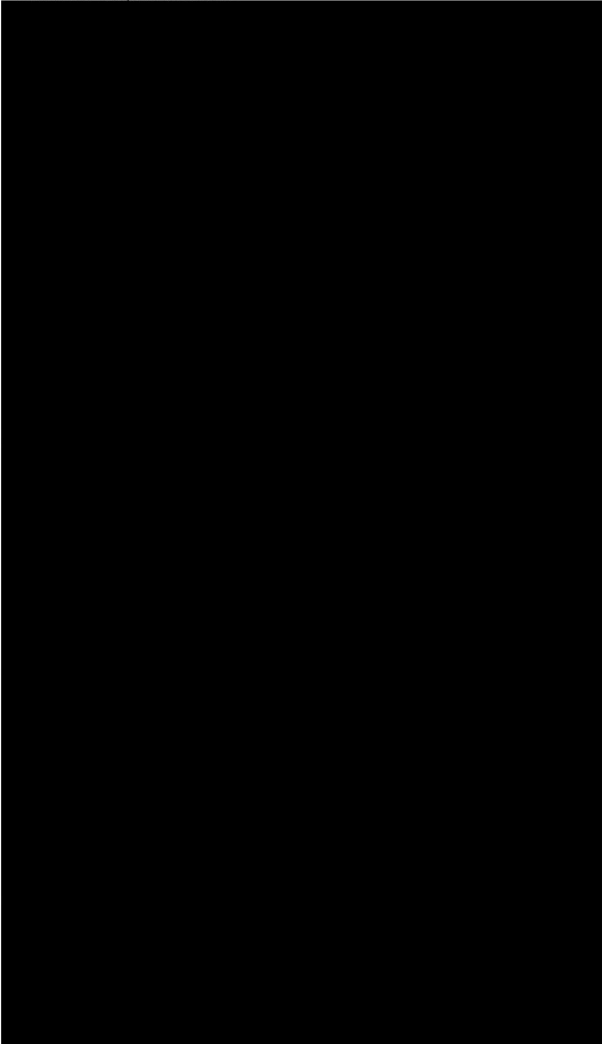


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Your charges in detail

 Electricity	Supply number	S	1	801	902
			1200061825777		

Supply Address: Flat 4, 267 Eversholt Street, London, NW1 1BA
Postcode area alpha identifier: D



Your electricity tariff

Prices do not include VAT unless otherwise noted.

Electricity	
Tariff Name	Next Flex
Product Type	Variable
Payment Method	Direct Debit
Unit Rate	66.200p/kWh
Standing Charge	31.578p/day (£115.26/year)
Price Guaranteed Until	Not applicable
Early Exit Fee	None
Estimated Annual Usage	3497.1 kWh

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Specsavers

17 January 2023

Flat 4
267 Eversholt Street
London
N8 0SJ

369/00217
280/325815
0074871



BOOK YOUR NEXT EYE TEST YOU KNOW YOU SHOULD

Can you believe it's that time again? It's been a while now since we last saw you for an eye test, so now's a good time to get booked in.

When you visit us, we can check your eyes to make sure your prescription is up to date. Beyond that, we'll give you a full eye health check, inside and out.

There's simply no better way to maintain healthy eyes. And booking an appointment is easy. Quickly scan the **QR code**, go to **specsavers.co.uk/book**, or call **020 8881 5000**.

Go on, you know you should.

Looking forward to seeing you,

Lopa Shah
Specsavers London - Camden

Book now

Scan the QR code
with your phone
or tablet



Please note: To see how we are keeping you safe in store, please visit specsavers.co.uk/covid19-care

Please ignore this letter if you've already made an appointment. If your contact details have changed and/or you no longer wish to receive reminders or marketing content, please call us on 020 8881 5000 so we can keep your records up to date.



Galapagos Conservation Trust
7-14 Great Dover Street, London, SE1 4YR
T: 020 7399 7440 E: gct@gct.org
W: galapagosconservation.org.uk

267 Eversholt Street
Flat 4
LONDON
NW1 1BA

399

08 September 2022

Will you raise your voice against climate change?

It's a fact. Our world is changing fast. Climate warming is undeniable – we've all read about the floods, wildfires, storm surges and fatal droughts. We've seen the catastrophic effects on people's lives, on our world and our wildlife. I am attending the UN Climate Change Conference (COP26) in Glasgow this November, representing you and others like you who care passionately about our world. I believe world leaders must take urgent action NOW, we've no need for more hot air. The 2015 Paris Agreement which included pledges to reduce emission levels must lead to action – I want to see emissions cut by at least 50% and all global investment in fossil fuels stopped. Time is fast running out to limit global warming to 1.5°C.

In Galapagos, my conservation colleagues and I see first-hand the effects of the climate warming. Rising temperatures are affecting the food chain, reproduction and nesting behaviours of birds such as Darwin's finches, and depleted fish stocks in the unprotected high seas are bringing industrial fishing fleets ever closer to the Islands, impacting the livelihoods of local fishers. Warmer oceans are influencing the migration patterns of majestic whale sharks and microplastics litter the seas, endangering blue-footed boobies and Galapagos sea lions that accidentally eat our discarded rubbish.

Will you stand up for the wildlife, islands and oceans?

I will be at COP26 calling on world leaders to take urgent action and raising your concerns with government influencers and the new President of Ecuador. GCT may be a small organisation but with you behind us we can have a strong voice. I'll ensure your voices are heard and be campaigning for change. But words are not enough. Practical action is core to our approach. We are already on the ground, on islands like Isabela, Fernandina and Floreana, doing our very best to protect Darwin's 'Enchanted Isles' from climate change. It is your compassion for the Galapagos giant tortoise, your admiration for the marine iguana and your respect for this unique ecosystem that make the work of GCT possible. Thank you.



A range of species, including Galapagos penguins, are being affected by climate change

Please turn over



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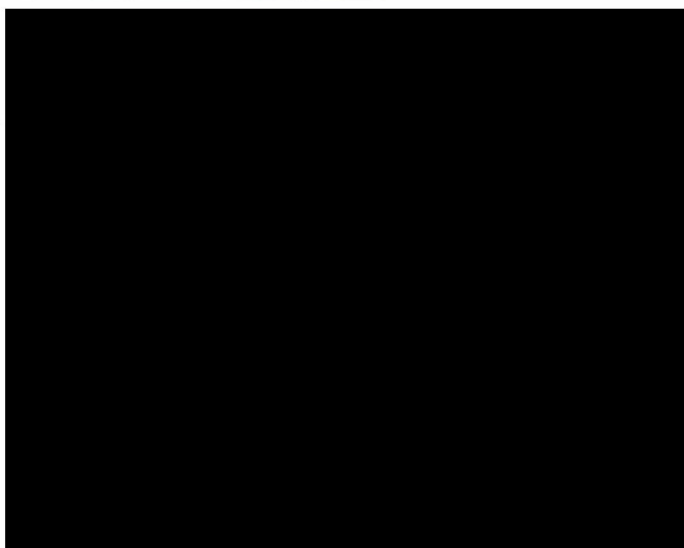
hi@eonnex.com



Your energy account

for Flat 4, 267 Eversholt Street, London, NW1 1BA.

25th Aug. 2022 - 29th Sept. 2022



Your estimated annual cost

£2091.98 a year for electricity

This is an estimate based on your expected annual energy usage, and your current tariff rates, charges and discounts, including VAT. Actual bills will vary depending on your usage and tariff selection. More information about your current tariff can be found overleaf.

Could you pay less?

Remember - it might be worth thinking about switching your tariff or supplier.

For your electricity (on meter point 1200061825777)

Good to know.

You're already on our cheapest tariff for your electricity usage. We'll let you know if this changes.

You pay by monthly Direct Debit, so your payments are up to date. We regularly review how much you're paying to make sure it's the right amount and will let you know if it needs to change.



01/03/2022

Property:
FLAT 4, 267 EVERS Holt STREET, LONDON, NW1 1BA

Tenant:

[REDACTED]

Notice Date: 01/03/2022

[REDACTED]

Handing over the property,.

We have been contacted today by the Landlord for the above property and he informs us that he wishes to have the property back.

Therefore, In accordance with his instructions, please find enclosed two copies of the Section 21 Notice requiring possession giving you two month's notice. However, we wanted to let you know just over two months in advance so that preparations can be made at ease. I would be grateful if you would sign and return one copy upon receipt.

We will of course arrange a suitable check out time closer to the date.
Should you have any queries or problems relating to the above, please do not hesitate to contact me.

Date of Expiry: 20/05/2022

Yours Sincerely,

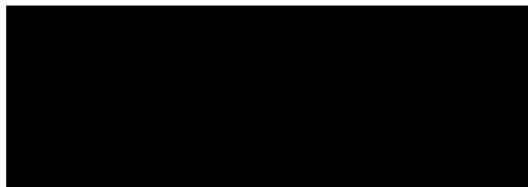
[REDACTED]

SMJ GROUPS HOLDING LTD
267 EVERS Holt STREET
LONDON
NW1 1BA

Best Regards,
SMJ Groups Holding Limited
267 Eversholt Street, London,
NW1 1BA

[REDACTED]

[REDACTED] Sales (301) Lettings (302) Maintenance (303)



ASSURED SHORTHOLD TENANCY AGREEMENT

For letting a residential dwelling

Important Notes for Tenants

- This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.
- Where there is more than one tenant, all obligation, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually.
- If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured short hold tenancy within the provisions of the Housing Acts 1988 as amended by part III of the Housing Acts 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
3. This agreement may be used for residential tenancies of three years or less. Agreements for tenancies of a longer duration should be drawn up by deed.
4. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water gas and electricity and the installations in the Property for space heating and heating water.
5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addresses to the Tenant at the Property.
6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreements.

More Information

For more information on using this tenancy agreement, please refer to the 'Letting Information Point' on The Letting Centre website. Website address: www.letlink.co.uk

(3.7) Not to keep any cats or dogs at the property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the property or annoyance to neighbours) on the Property without the Landlord's written consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord

(3.8) Not to use the Property for any illegal or immoral purposes

(3.9) Where the Landlord's Interest is derived from another lease ("the Head lease") then it is agreed that the Tenant will observe the restrictions in the Head lease applicable to the property. A copy of the Head lease, if applicable, is attached

Repairs

(3.10) Not to damage the property and contents or make any alteration or addition to the property without the written permission of the Landlord not to be unreasonably refused

(3.11) To keep the interior of the Property and the contents in at least as good and clean condition and repair as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the property reasonably aired any warmed

(3.12) To pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property

(3.13) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours' written notice, (unless in the case of an emergency) enter the property for the purpose of inspecting its condition and state of repair. The Tenant shall permit the Property to be viewed on reasonable notice (of at least 24 hours) at all reasonable times during the final weeks of the tenancy

(3.14) To keep the gardens (if any) driveways, pathways, lawns, hedges and rockeries as neat tidy and properly tended as they were at the start of the tenancy and not removed any trees or plants

(3.15) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests

(3.16) Not to alter or change or install any locks on any doors or windows in or about the property or have any additional keys made for any locks without the prior written consent of the Landlord, such as consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his agent to be met by the Tenant

(3.17) To notify the Landlord promptly of any disrepair, damage or defect in the property or of any event which causes damage to the property

(3.18) Not to affix any notices, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage

(3.19) To take all reasonable precautions to prevent damage by frost

(3.20) In order to comply with the Gas Safety Regulations, it is necessary:

- a) That the ventilators provided for this purpose in the Property should not be blocked
- b) That brown or sooty build up on any gas appliance (if any) should be reported immediately to the Landlord or Agent

(3.21) Not to cause any blockage to the drains, pipes, sinks or baths

(3.22) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(3.23) That the Tenant shall be responsible for testing all smoke detectors (if any) fitted in the Property on a regular basis and replace the batteries as necessary

Other tenant responsibilities

8. The Parties agree:

(8.1) Notice is hereby given that possession might be recovered under ground 1, Schedule 2 of the Housing Acts 1988 if applicable. That is, that the Landlord used to live in the property as his or her main home; or intends to occupy the property as his or her only or main home

(8.2) The Tenancy may be brought to an end if the mortgagee requires possession on default of the borrower under Ground 2, Schedule 2 of the Housing Acts 1988

(8.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served at the last known address of the tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5)

9. The property is let together with the special conditions (if any) listed in the First Schedule attached hereto

THE FIRST SCHEDULE (ATTACH A SEPERATE SHEET IF NECESSARY)

Special conditions

It is agreed that in the event of the Landlord or Tenant giving not less than two calendar month's notice in writing to the Landlord or Tenant to expire at any time after the first six months then this tenancy will be determined .

LANDLORD:

AYAZ MANAGEMENT LIMITED

Address: 267 Eversholt Street, London, NW1 1BA

SIGNED by the LANDLORD(s) :
(or the Landlord's Agent):

[Redacted signature]

Date: 27/06/2022

[Redacted signature]

SIGNED by the TENANT(s):

[Redacted signature]

Date: 27/06/2022

[Redacted signature]