



## ASSURED SHORTHOLD TENANCY AGREEMENT

For a furnished dwelling house

### Assured Shorthold Tenancy

within the meaning of the Housing Act 1988 as amended by the Housing Act 1996

This Agreement is subject to any manuscript amendments following negotiation between the landlord and tenant in relation to this property. Such amendments will be signed or initialled by the parties prior to the grant of this tenancy.

**PROPERTY:** One room., Room 3a, 62 Falkland Road, London, NW5 2XA

Being part of the Building known as: Terraced house 62 Falkland Road London NW5 2XA

**LANDLORD(S):** Sarah Gilbert, Laurie Baggett

**COMPANY:** L & SL Baggett property rentals

**TENANT(S):** Lead Tenant: Thomas Barrow

**TENANCY COMMENCEMENT DATE:** Wednesday 5th September 2012

The National Landlords Association is the UK's leading landlord association for residential landlords.  
Telephone: 020 7840 8900  
[www.landlords.org.uk](http://www.landlords.org.uk)

Founded in 1973 as the Small Landlords Association, National Landlords Association Ltd (by guarantee) is registered in England no 4601987 at 22-26 Albert Embankment, London, SE1 7TJ

## THE PARTICULARS

### THIS AGREEMENT IS MADE BETWEEN:

**Landlord(s):** *Sarah Gilbert*  
*Laurie Baggett*  
Company: *L & SL Baggett property rentals*  
Address: *68A Downham Road, London, N1 5BG*  
Telephone Daytime: [REDACTED]  
Telephone Evening: [REDACTED]  
Email: [REDACTED]

**Notices:** Notices should be served on the Landlord at the address specified above for the Landlord.

### AND

**Tenant(s)\*:** Lead Tenant: *Thomas Barrow*  
(see note below)

### AND IS MADE IN RELATION TO THE PROPERTY AT:

**Property:** One room., Room 3a, 62 Falkland Road, London, NW5 2XA

**Building:** Being part of the Building known as: Terraced house 62 Falkland Road London NW5 2XA

**Contents:** Together with the Contents as specified in the Inventory dated Wednesday 5th September 2012

**Shared Facilities:** With the use of the following Shared Facilities: Kitchen, Showers, WCs, Sitting/Dining area, Garden

**Garden:** With use of the Garden located Small rear garden

### THE MAIN TERMS OF THE AGREEMENT ARE:

**Number of Permitted Occupiers:** The maximum number of people permitted to occupy the Property is: 1

**Term:** A FIXED TERM of 12 months commencing on and including Wednesday 5th September 2012 to and including Wednesday 4th September 2013.

**Rent:** The total Rent payable per week is £160.00 and is payable weekly in advance in the following installments: The first payment is to be £160.00 in cleared funds on the signing of this Agreement and thereafter the sum of £160.00 made every week by standing order commencing on Wednesday 12th September 2012.