



28th August 2014

Ms Alane Fairhall
16 Finchley Road
St John's Wood
London
NW8 6EB

Residential Lettings

47 Heath Street
London NW3 6UA
T: 020 7433 6600
F: 020 7433 6601
E: Hampstead@foxtons.co.uk
Foxtons.co.uk

Dear Ms Fairhall

Re: Top Floor Maisonette, 34 Aberdare Gardens, London, NW6 3QA

I am writing to thank you for considering Foxtons to act as your agent in the letting of the above property and to confirm the details of our conversation.

Recommended Asking Price

Having fully considered the local market activity and taken into account all aspects of your property, including its general condition and the location, we would recommend placing the property on the market for a long let at an asking price of £1,150.00 (One Thousand One Hundred and Fifty Pounds) per week. For example:

- A 12 month managed tenancy with commission fees of 17.00% for this price would be £10,166.00 + VAT (£12,199.20 inc VAT).
- A 12 month non-managed tenancy with commission fees of 11.00% for this price would be £6,578.00 + VAT (£7,893.60 inc VAT).

Energy Performance Certificate (EPC)

It is a legal requirement for all landlords to have a valid Energy Performance Certificate (EPC) for their property before it can be let. This will need to be carried out by a qualified Domestic Energy Assessor and once complete will be valid for ten years. To avoid any delays letting your property, Foxtons are able to arrange for an EPC to be carried out on your behalf from an approved supplier at the competitive rate of £118.80 inc VAT.

There may be a dual fee liability if you have previously instructed another agent to sell your property on a sole agency, joint sole agency, or a sole selling rights basis; or if you instruct another agent during or after the period of Foxtons sole agency or joint sole agency.

Foxtons Limited Registered Office, Building One, Chiswick Park,
566 Chiswick High Road, London W4 5BE.
Registration No.1680058 (England) VAT No. 905324155



**ESTATE AGENT
OF THE YEAR**
WINNERS OF 28
AWARDS IN 2013

Marketing

At Foxtons, we are renowned for our comprehensive marketing initiatives and our ability to achieve rapid results. The appropriate presentation and marketing of your property is fundamental to a successful result and of paramount importance in achieving the maximum price. We take immense pride in ensuring that every property is presented in the best-possible light and marketed where appropriate quickly and efficiently. Our unique in-house team of Photographers (Professional Property Processors) compile all the information needed to comprehensively display your property both on and off-line within days, at no cost to you.

Corporate Services Department

We understand the importance of finding a high-quality and reliable tenant who will take care of your home, as quickly as possible. At Foxtons, our specialist Corporate Services department is dedicated to helping companies find the right properties for their employees. Currently dealing with over 600 well respected companies from a variety of sectors, our department has a wealth of experience and knowledge in doing just this.

Open House – an exclusive preview

Open House is a unique marketing concept that aims to let a property the day it is launched onto the market. With a register of thousands of active tenants, we are perfectly placed to invite only the most suitable to the launch event for the property. The previews are advertised on our award-winning website, Foxtons.co.uk and take place throughout the week although weekends still prove most popular for this event.

Foxtons.co.uk – our award-winning website

Foxtons.co.uk is one of our strongest advertising tools and as one of the most visited property websites in the UK, attracts hundreds of thousands of unique visitors a month. Your property will appear on our website complete with the following: multiple colour photographs and slide show, 360° virtual tour, floorplans (if appropriate), detailed location map, aerial view, comprehensive local information and a full-colour printable brochure. The site is uncomplicated in design, easy to use and is widely advertised.

All Foxtons properties are also available to view on top aggregator websites including Rightmove.co.uk, Zoopla.com and Primelocation.com.

Direct Marketing

Our long term expertise in marketing via telephone, direct mail, email and SMS attracts thousands of tenants every week. In addition, we send out colour brochures and provide downloadable brochures from our website.

Text Message (SMS) and Email Alerts

We invest in cutting-edge technology, ensuring our clients benefit from the most innovative developments. As soon as we list and process your property, details are instantly transmitted via SMS and email to everyone on our database with a matching search criteria.

Advertising

We regularly advertise in a variety of media. In addition, we have an active PR department and Foxtons properties are regularly mentioned in both the local and national press. If appropriate, we will release details of your property and attempt to gain editorial PR whenever possible.

Area Magazine

We feature our clients' properties in our monthly publication *area* magazine, which features traditional property listings with unrivalled standards of photography, plus great advice from each of our local office Managers, as well as a market round up with our expert Area Directors. With five editions produced monthly, each covering a specific geographical area, *area* magazine is the perfect medium for showcasing our clients' properties.

First Class Service

To achieve the results you should expect requires an agent who is motivated, hardworking and committed to delivering. Not only do we pride ourselves on our highly trained staff but we are also open for business at times convenient to our customers. Our phone lines are open 8am-8pm seven days a week and all our offices are open 9am-8pm Monday to Friday and 9am-5pm Saturdays, Sundays and Bank Holidays. This allows us to show your property to the maximum amount of interested customers, in the shortest timescale possible.

Short Letting Option

Should you consider letting your property on a short term basis, please feel free to contact me and I will be happy to give you a revised short let market appraisal.

Sales Option

You may, as an alternative to letting, wish to consider selling your property. Our sales departments are based at each office. Should this be of interest to you, please do not hesitate to call our office for a free market appraisal.

Finally, we must emphasise that this letter is advice prior to letting and should not be construed as a valuation for any purpose.

Thank you once again for considering Foxtons to act on your behalf in the letting of your property. I hope that having read this letter, you have gained an insight into the excellent service and commitment that we offer and we look forward to receiving your instruction.

Yours sincerely

Ed Rafter

Lettings Manager

Direct Line 020 7433 6623

E-mail Ed.Rafter@foxtons.co.uk



Aberdare Gardens, South Hampstead, NW6

5 bedroom maisonette - £875 per week, £5,250 deposit + £420 (inc. VAT) admin fee *

Hampstead Long Lets

Aberdare Gardens, South Hampstead, NW6

£875 per week 5 bedroom maisonette

Foxtons.co.uk/24078515

This exceptional four bedroom maisonette has recently been refurbished to an excellent standard, boasting spacious rooms and a fifth bedroom/study.

KEY FEATURES

- A fabulous four bedroom maisonette flat
- Fifth bedroom or study
- Arranged over two spacious floors
- Within a beautiful period conversion
- Exceptionally spacious bedrooms
- Recently refurbished throughout
- Off street parking by separate negotiation

LOCAL AREA

Aberdare Gardens is a lovely residential area in South Hampstead, close to the amenities of West End Lane and Finchley Road.

South Hampstead

Overground line, Zone 2

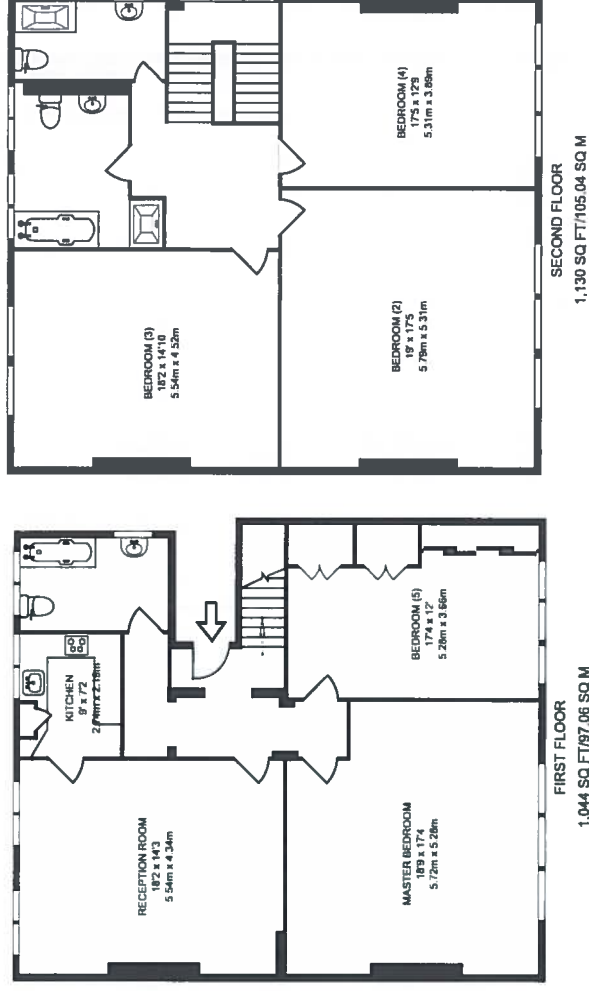
Finchley Road

Jubilee Metropolitan lines, Zone 2

West Hampstead

Jubilee Overground lines, Zone 2

Representation of current layout, gross internal floor area is approximately 2,174 Sq Ft (201 Sq M)



Foxtons Hampstead

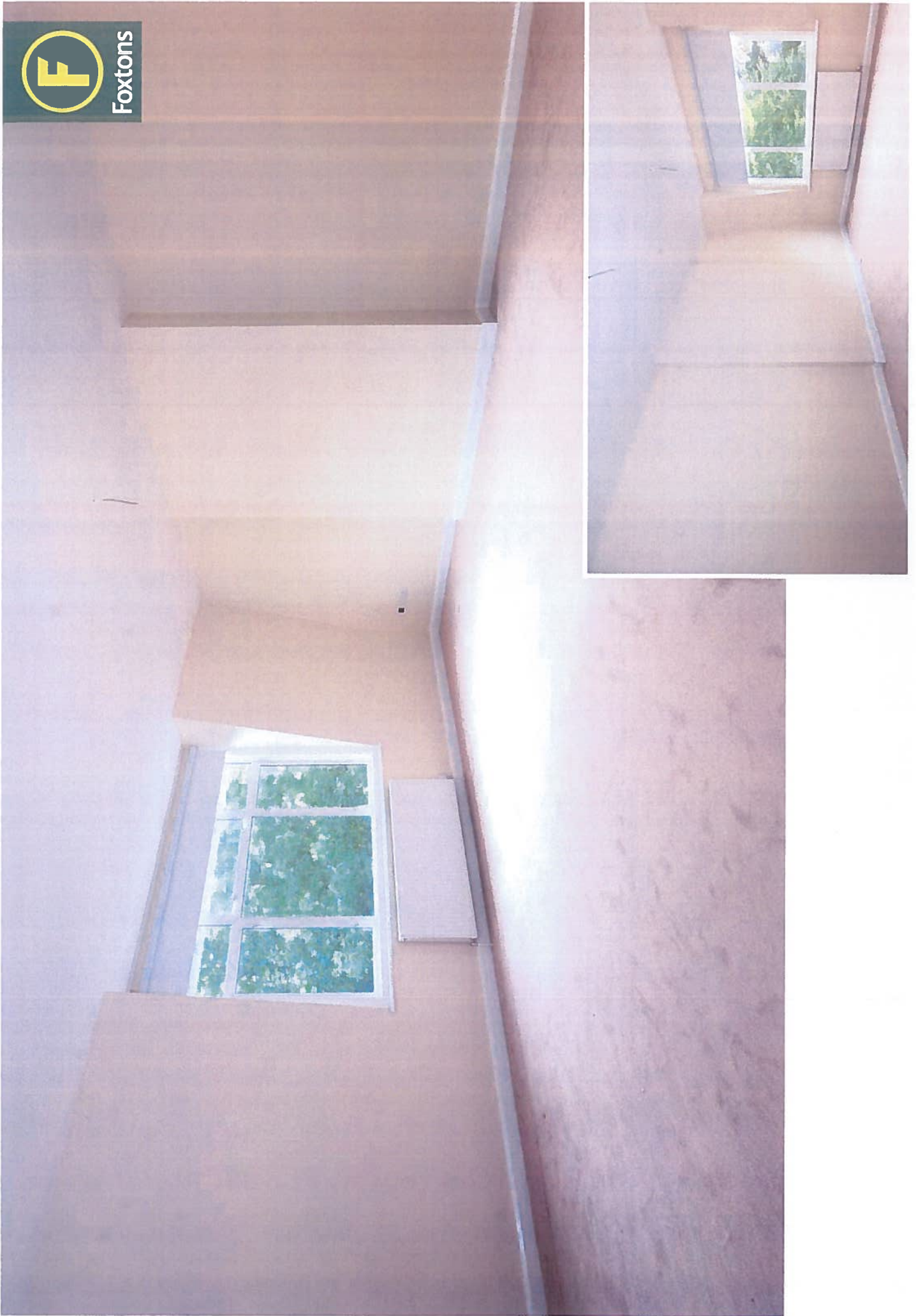
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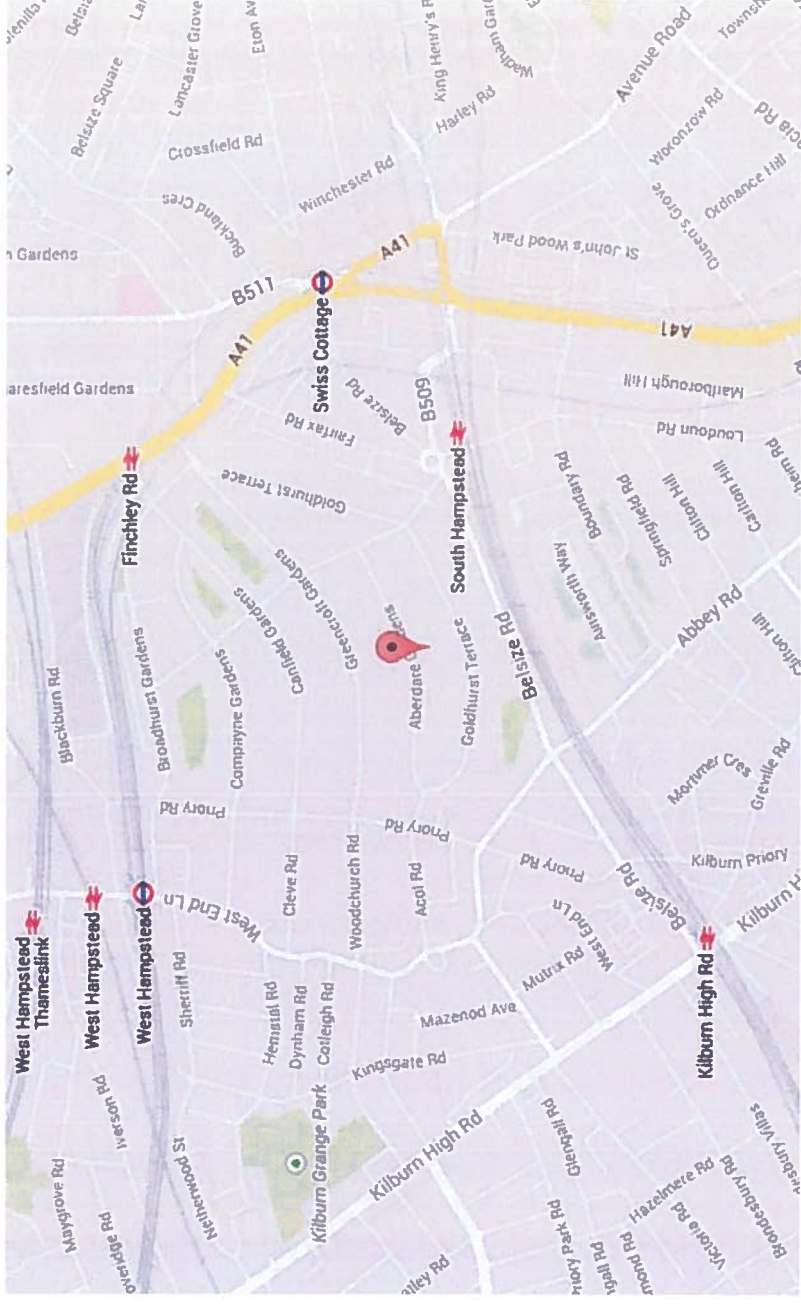


Aberdare Gardens, South Hampstead, NW6

£875 per week 5 bedroom maisonette

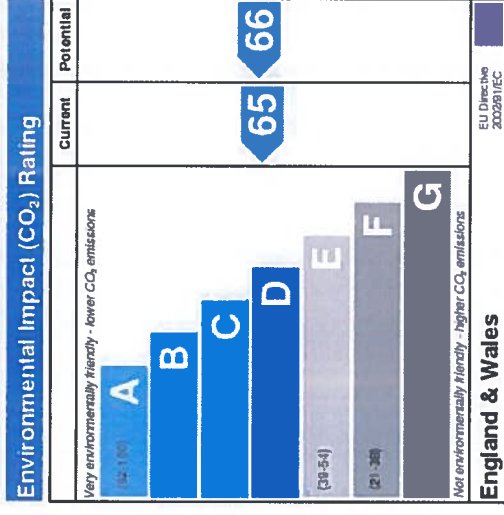
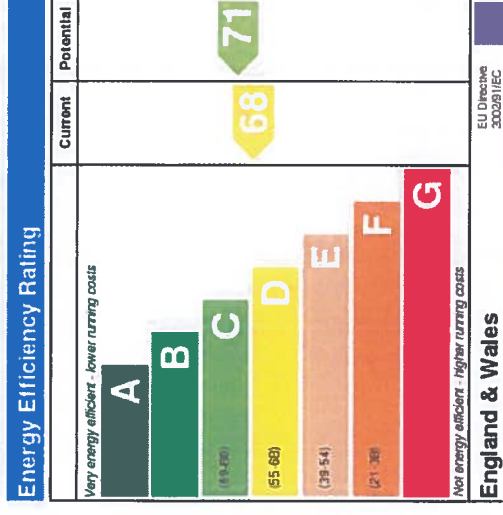
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Local Authority
Council Tax

Camden
To be confirmed



* Other terms & fees apply, see http://www.foxtons.co.uk/let/fees_and_terms/standard.html
 We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Foxtons. (1.00.52892)