

# Heywoods

Estate Agents

5 July 2012

Mr N Wedlake  
27 Colville Road  
London  
W11 2BT

Dear Neil and Renata

**RE: 7 BELSIZE TERRACE LONDON NW3 4AX**

I am pleased to confirm our landlords acceptance of your offer to rent the above mentioned flat, at a weekly rent of £775.00 per week (£3358.33 per calendar month), for a period of one year commencing 20<sup>th</sup> July 2012.

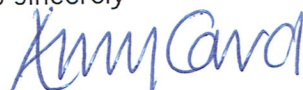
I have applied for references from your bank and employers and subject to these being satisfactory we can proceed. In the meanwhile I am preparing the Tenancy Agreement and I shall send you a draft copy.

I set out below the total monies due prior to the commencement of your Tenancy. Please note that the Total due below has to be received in cleared funds by its due date. This means payments by cheque have to be paid at least five working days before they are due, otherwise payments will only be accepted by Bankers Draft, Bank Transfer or Cash.

Deposit	£4650.00
Rent for the period 20/7/12 to 19/9/12	£3358.33
Arrangement fee (including VAT)	£ 80.00
Sub total	£8088.33
Less Holding Deposit	£ 775.00
Total due	£7313.33

If you have any questions please do not hesitate to contact me.

Yours sincerely

  
Amy Card



Telephone 020 7794 0005

27 Belsize Lane • Belsize Village • Hampstead • London NW3 5AS  
Facsimile 020 7794 7816 • E-mail [Property@heywoods.net](mailto:Property@heywoods.net)

Web [www.heywoods.net](http://www.heywoods.net)

Heywoods (Estate Agents) Limited. Registered No: 2264330 England



# Heywoods

Estate Agents

BELSIZE TERRACE BELSIZE VILLAGE LONDON NW3



A four storey building located in the heart of Belsize Village with its wide range of local facilities and charming atmosphere. Transport facilities are within easy walking distance at Swiss Cottage (Jubilee Line) and Belsize Park (Northern Line).

The accommodation is arranged on the basement, ground, first and second floors and is approximately 1515 square feet in total. We understand that the ground floor and basement have retail use and the first and second floors have residential use. The property is in need of refurbishment and this can be carried out by the Landlord or by the Tenant with a rent free period agreed.

Approximate room sizes

#### GROUND FLOOR

Main shop 28'6 x 11'5. Rear office 11'5 x 6'. Kitchen 8'7 x 5'7

#### BASEMENT

Rear wc 8'7 x 5'10. Rear room 10'7 x 10'10. Front room 13'6 x 10'2

#### FIRST FLOOR

Front room 15'2 x 14'. Rear room 12' x 11'4. Bathroom 5'10 x 8'9

#### SECOND FLOOR

Front room 15'4 x 14'8. Rear room 12' x 11'3

#### TERMS

TENURE:  
PRICE:

Freehold  
£625,000 subject to contract

Telephone 020 7794 0005

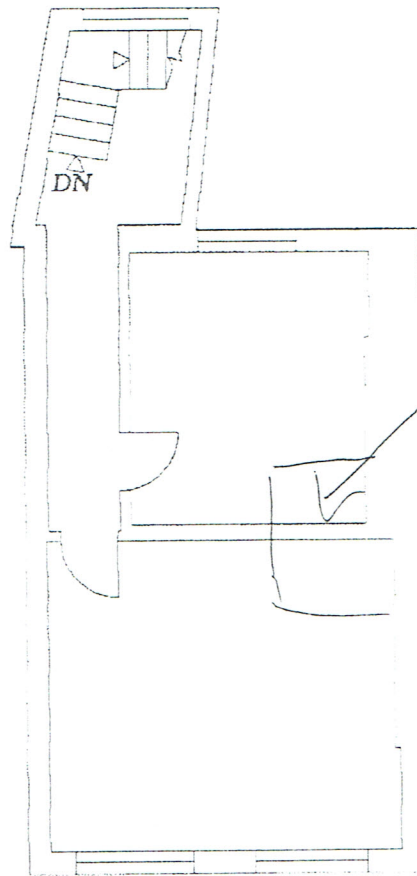
27 Belsize Lane • Belsize Village • Hampstead • London NW3 5AS  
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Web [www.heywoods.net](http://www.heywoods.net)

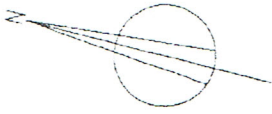




FIRST FLOOR



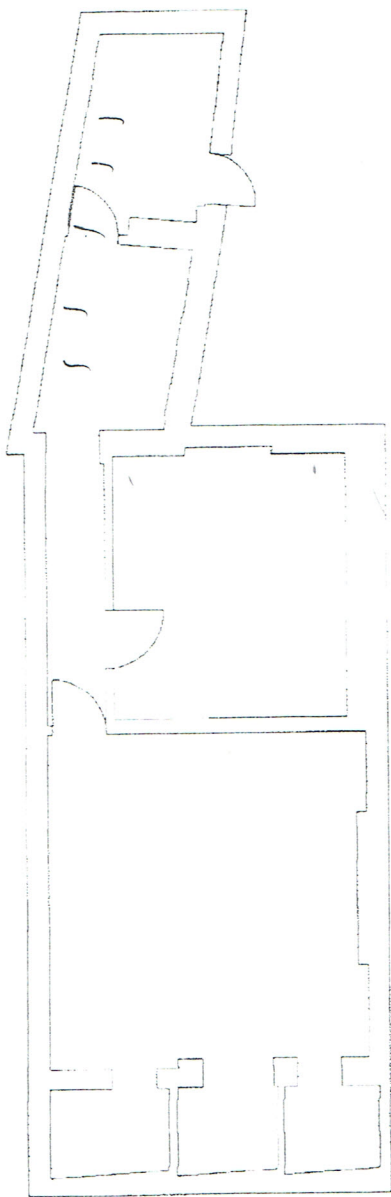
SECOND FLOOR



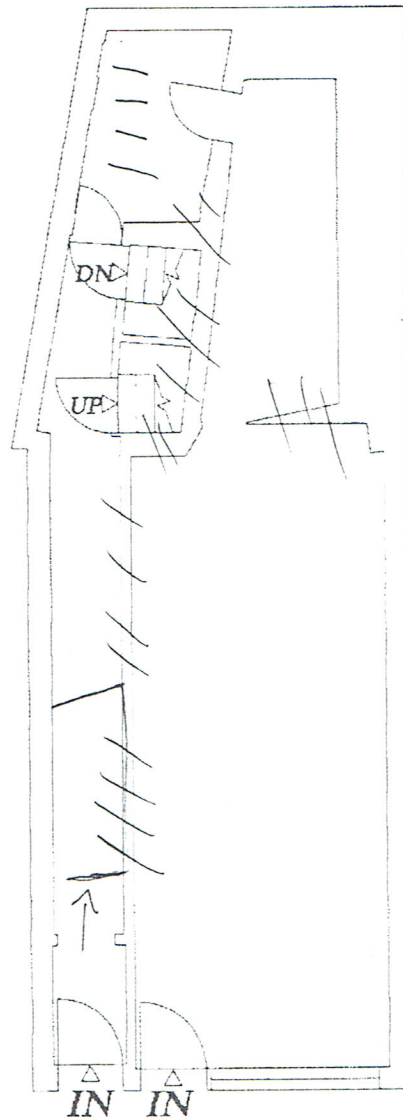
7 BELSIZE TERRACE  
LONDON NW3

Scale 1:100

£ 25,000 pa



LOWER GROUND FLOOR



GROUND FLOOR

E: [gerald@barrettfirrell.co.uk](mailto:gerald@barrettfirrell.co.uk)

W: [www.barrettfirrell.co.uk](http://www.barrettfirrell.co.uk)

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**From:** sales [<mailto:sales@heywoods.net>]

**Sent:** 04 April 2022 14:07

**To:** Gerald Barrett

**Cc:** Hugh Clifford

**Subject:** Re: 7 Belsize Terrace

Hi Gerald

No problem. Can you just let us know the inventory clerk's name so we can make sure the keys are given to the right person.

Best wishes

Jon

Jonathan Rose FNAEA MARLA  
Heywoods Estate Agents  
27 Belsize Lane  
London NW3 5AS  
+44 (0)20 7794 0005

<image002.png>

Find us on...

<image003.png><image004.png>

Belsize Village Association

[www.belsizevillage.co.uk](http://www.belsizevillage.co.uk)

On 4 Apr 2022, at 14:02, Gerald Barrett <[gerald@barrettfirrell.co.uk](mailto:gerald@barrettfirrell.co.uk)> wrote:

Dear Jon,

Thanks for your message about the receipt of the keys to 7 Belsize Terrace,

I have arranged with the letting agents for an inventory clerk to inspect no7 on Wednesday morning – the earliest time that is available. Could you let this clerk have a set of the keys so that she can complete her inspection.

In the meantime could you please ensure that no one has access to the property until the clerk has inspected. I will not inspect the property until afterwards too.

Thanks,

Gerald.

**From:** sales [<mailto:sales@heywoods.net>]  
**Sent:** 04 April 2022 11:23  
**To:** Gerald Barrett; Hugh Clifford  
**Cc:** Sales Heywoods  
**Subject:** Re: 7 Belsize Terrace

Hi

Just to confirm we have now received 4 sets of keys.

Best

Jon

On 2 Apr 2022, at 11:12, Gerald Barrett <[gerald@barrettfirrell.co.uk](mailto:gerald@barrettfirrell.co.uk)> wrote:

Dear Joanna and Itamar,

I note that you will be leaving 7 Belsize Terrace on Monday 4<sup>th</sup> April 2022.

Unfortunately an inventory clerk cannot make the 8am time on Monday that you stipulate. A later inspection can be arranged shortly after you leave, even perhaps on Monday afternoon if that can be organized.

With regards to the keys, I can collect them from you on Monday – do let me know a time that would suit you. Alternatively you may care to drop the keys into the estate agents that are very close to you – Heywoods, 27 Belsize Lane, NW3 5AS 020 7794 0005. I have left a message for John and Angela at the agency that you may drop in the keys.

Do let me know if the above arrangements for the keys are OK with you.

Thanks,

Gerald Barrett.

*Belsize Terrace, Belsize Village NW3*

*£725 pw*

**Stunning Duplex  
Flat In The Heart  
Of Belsize Village**

**With Large  
Decked Roof  
Terrace With A  
View**

**UNFURNISHED**

A stunning duplex flat in the heart of Belsize Village. The flat has been finished to a very high standard throughout and benefits from a private street entrance and a large decked roof terrace with views over the village and London.

The entire first floor is a reception room and open plan kitchen with wood floors.

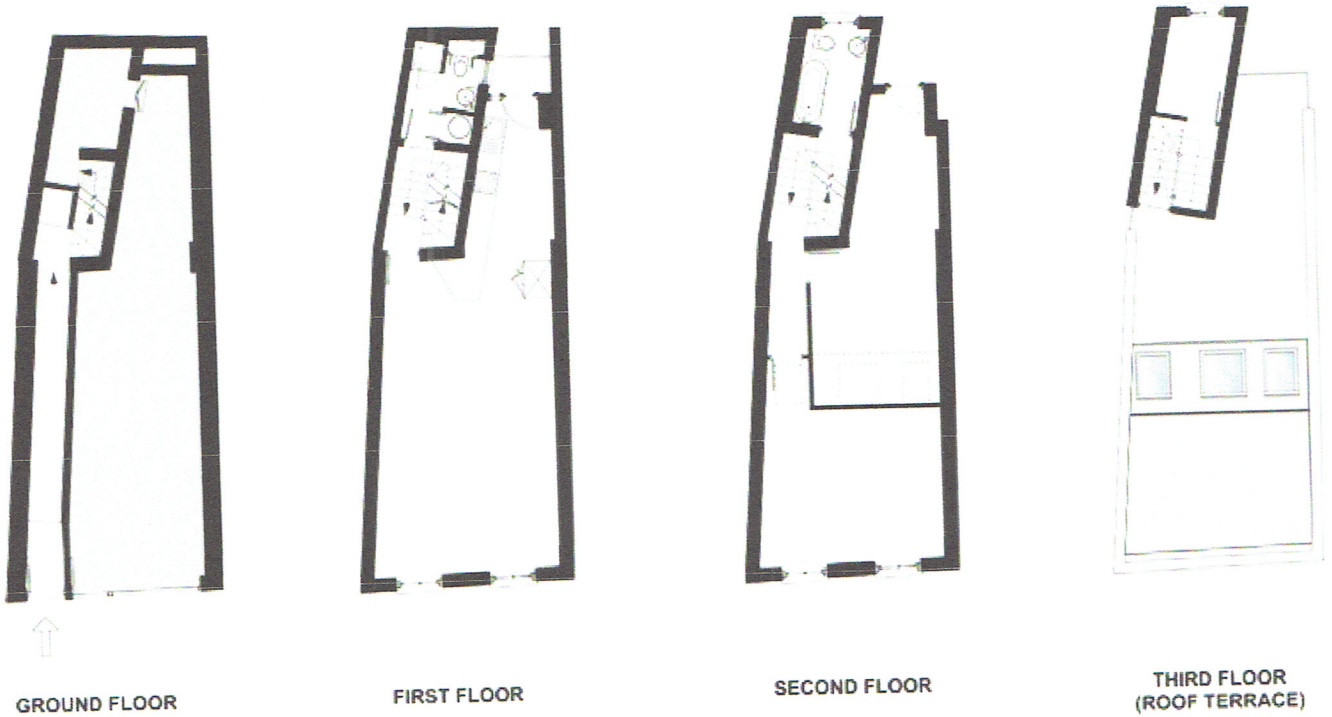
2 double bedrooms, study, a small balcony to the rear, bathroom and shower room.





Room sizes: Reception room/Kitchen: 39'7 x 14.3 (max) (Reception area: 26'2 x 14'3)  
 Bedroom 1: 13'2 x 14'9, Bedroom 2: 10 x 26, Study: 8 x 7 x 5'1,  
 Bathroom: Shower Room: Large Roof Terrace:

### 7 BELSIZE TERRACE LONDON NW3 4AX



Scale 1:100 in Metres