

English |

Property information for
**FLAT 2 AT 751A, FINCHLEY
ROAD, LONDON, NW11 8DL**

Local Authority Barnet (<http://www.barnet.gov.uk/>)

Local authority reference number 15820075110013

Council Tax band A

Improvement indicator No

With effect from 31 January 2017

Mixed-use property No

Court code None

and must not be reproduced

TENANCY AGREEMENT

for letting a furnished dwelling-house
on an assured shorthold tenancy
under Part I of the Housing Act 1988

This is a form of legal document and is not produced or drafted for use without technical assistance, by persons unfamiliar with the law of landlord and tenant.

IF EITHER PARTY DOES NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, HE OR SHE IS STRONGLY ADVISED TO ASK AN INDEPENDENT PERSON FOR AN EXPLANATION. SUCH AN EXPLANATION MIGHT BE GIVEN BY A SOLICITOR, A CITIZENS' ADVICE BUREAU OR A HOUSING ADVICE CENTRE.

Note that any assured tenancy (including a statutory periodic tenancy) commencing on or after 28th February 1997 will be an assured shorthold tenancy unless it falls within any paragraph in Schedule 2A of the Housing Act 1988.

This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

DATE
PARTIES

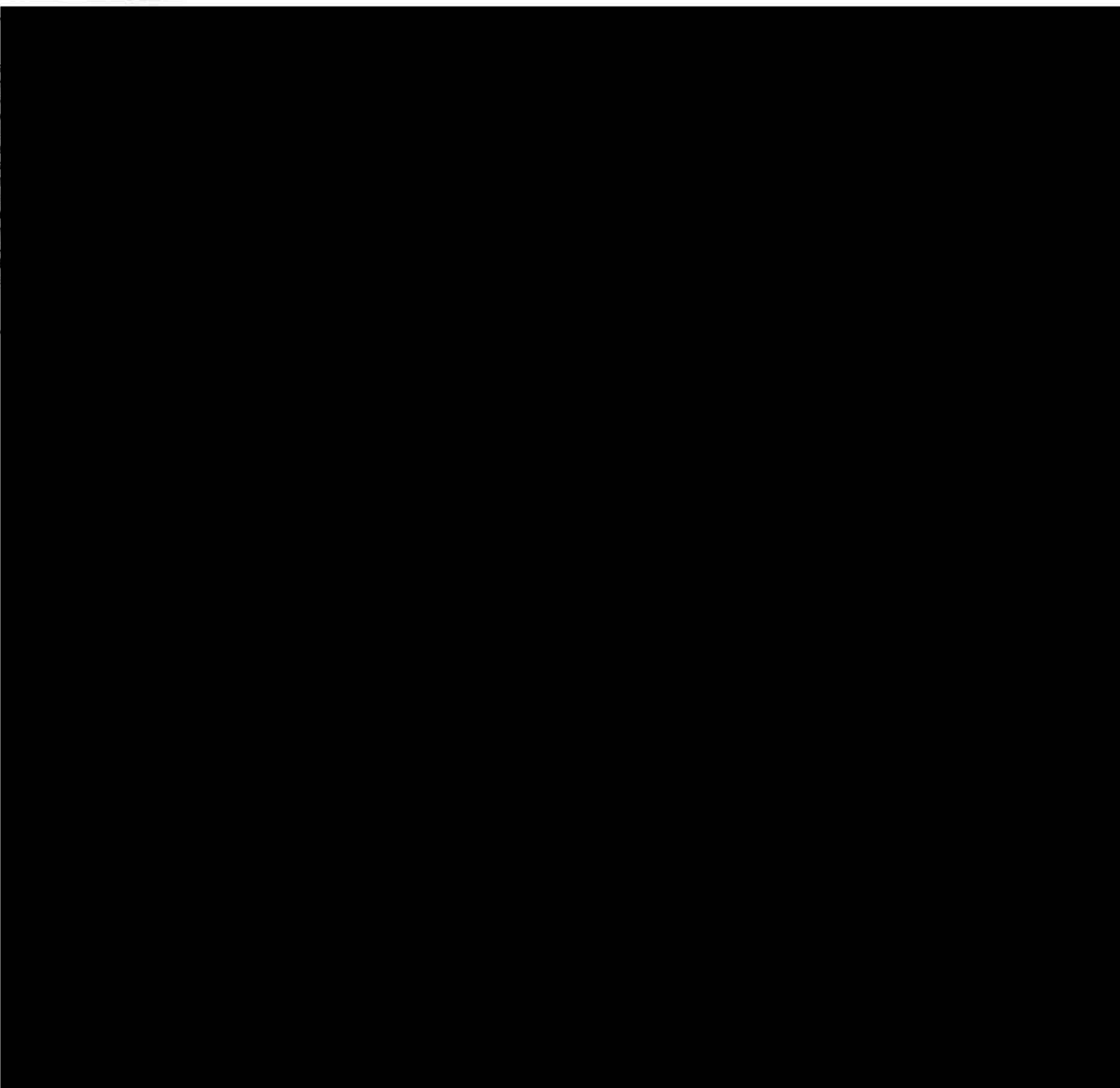


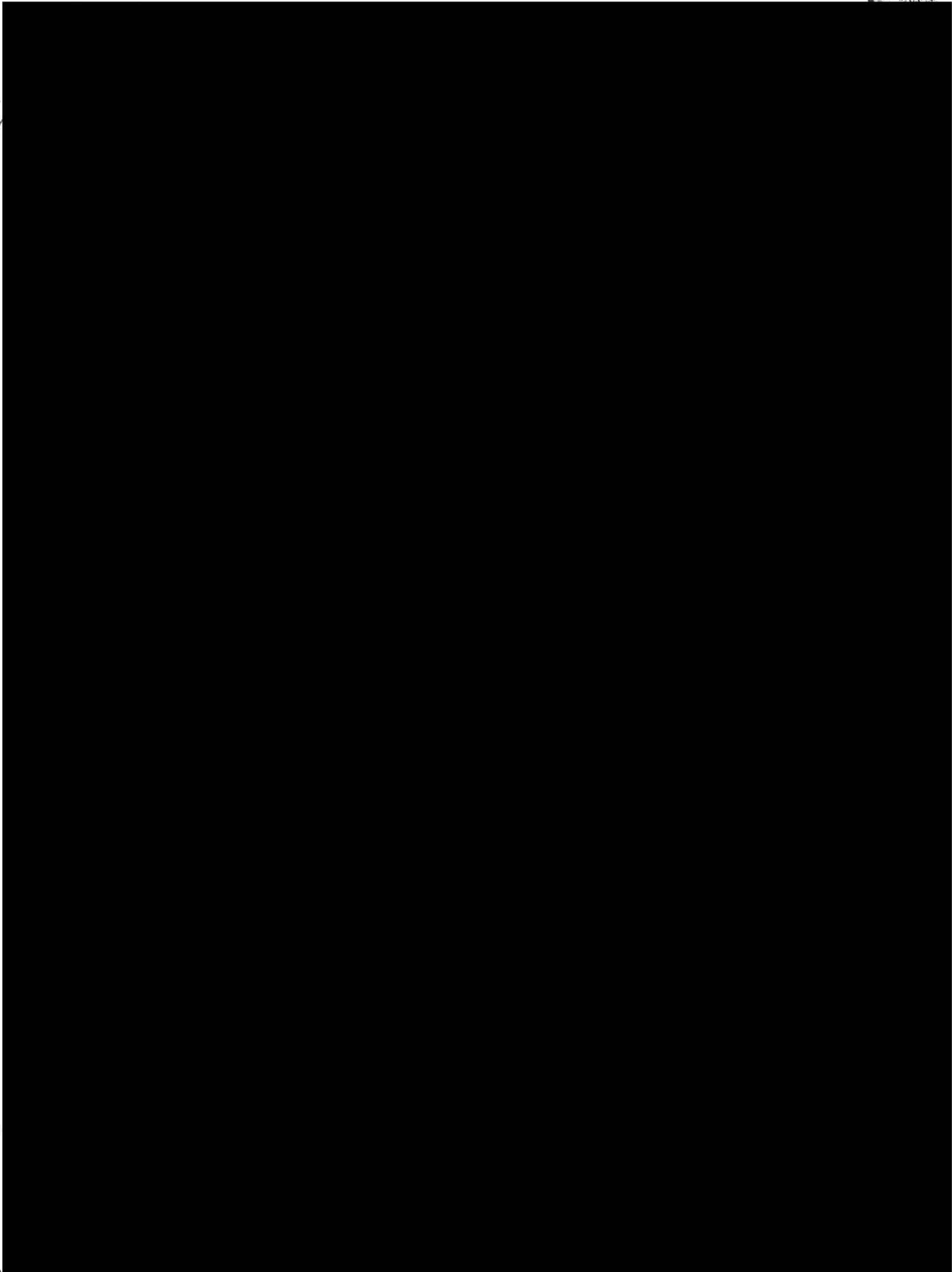
(Tel No



PROPERTY The dwelling-house at
Flat 2, 751A Finchley Road, London, NW11 8DL

of the l
he lan
days fr
give th
who ha
tenant's
informa
deposit
Housin
the Hou
(Prescr
2007, S
may not
consist
money.





0

0

DATED

28-7-19

Salata Ltd C/O 29 Fountayne Road, London, N16
7EA (Tel No 02071834943 or 02071834942,
02088065861)

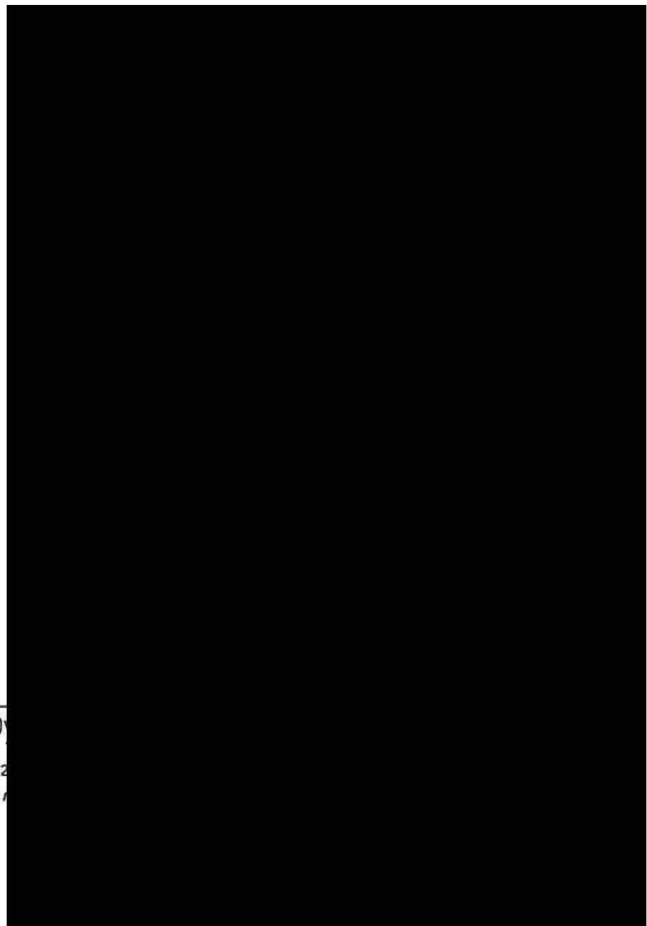
and



Tenancy Agreement

for letting furnished dwelling-house at

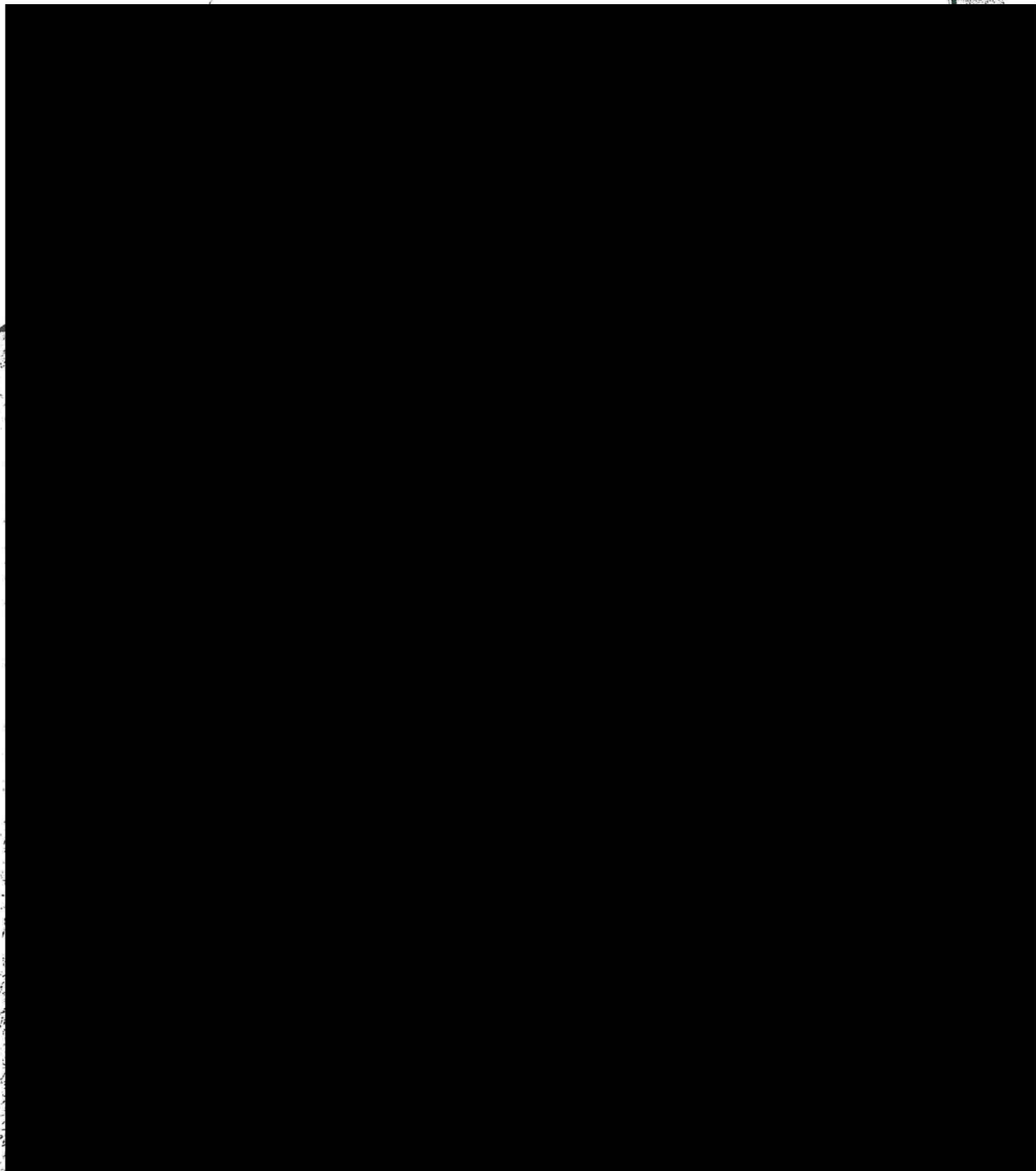
Flat 2, 751A Finchley Road, London, NW11
8DL

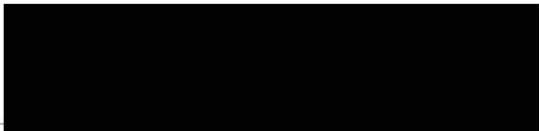


O

© 2

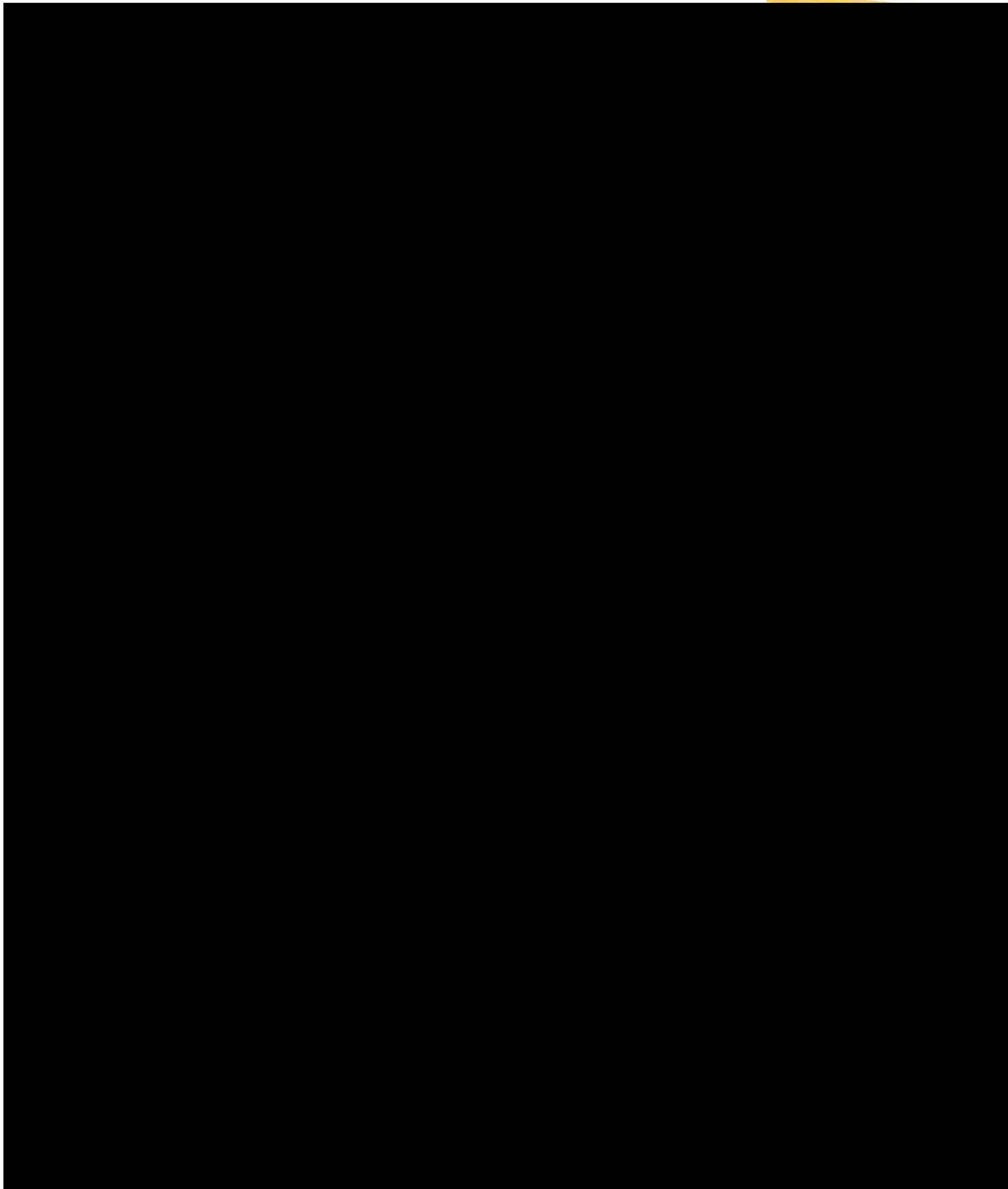
[All





Flat 2 751A Finchley rd NW11

1 message



BERNS & COMPANY

43 Mill Lane
West Hampstead
London NW6 1NB
Tel 020 7431 6880 Fax 020 7431 6882

STATEMENT

Sellata Ltd

C/o 29 Fountayne Road
LONDON
N16 7EA

July 18, 2017

RENT COLLECTED

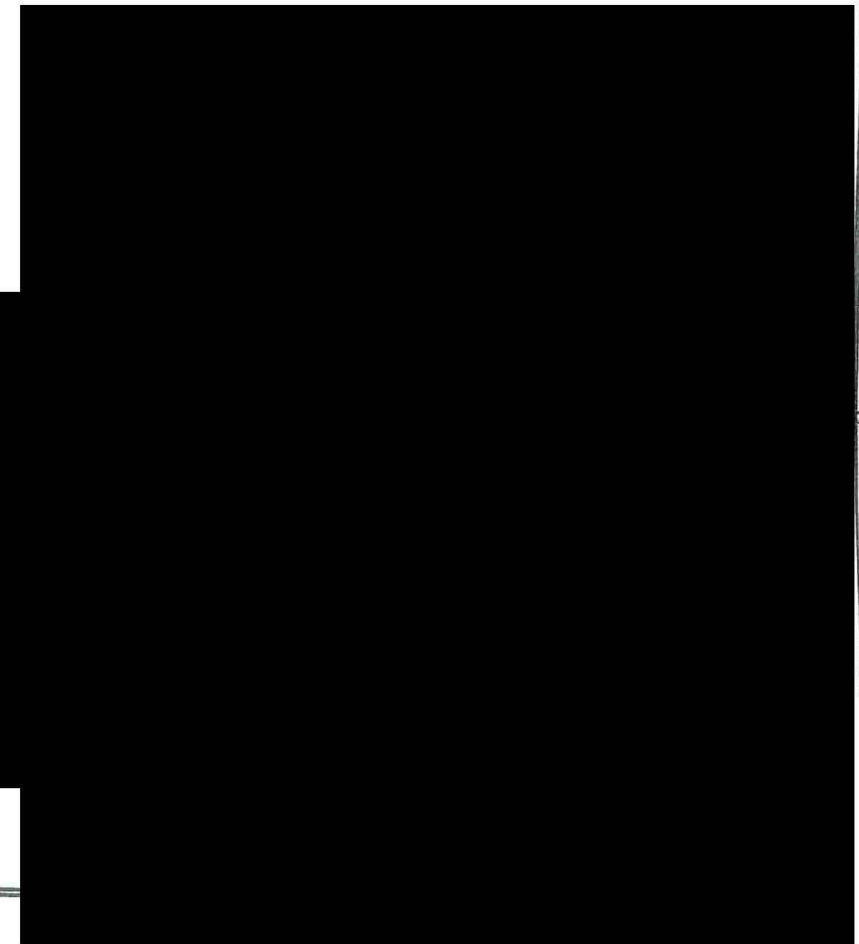
Rent

Deposit

Flat 1 751a Finchley Road NW11

Flat 2 751a Finchley Road NW11

Flat 3 751a Finchley Road NW11



T/E



re: 2/751a Finchley Rd

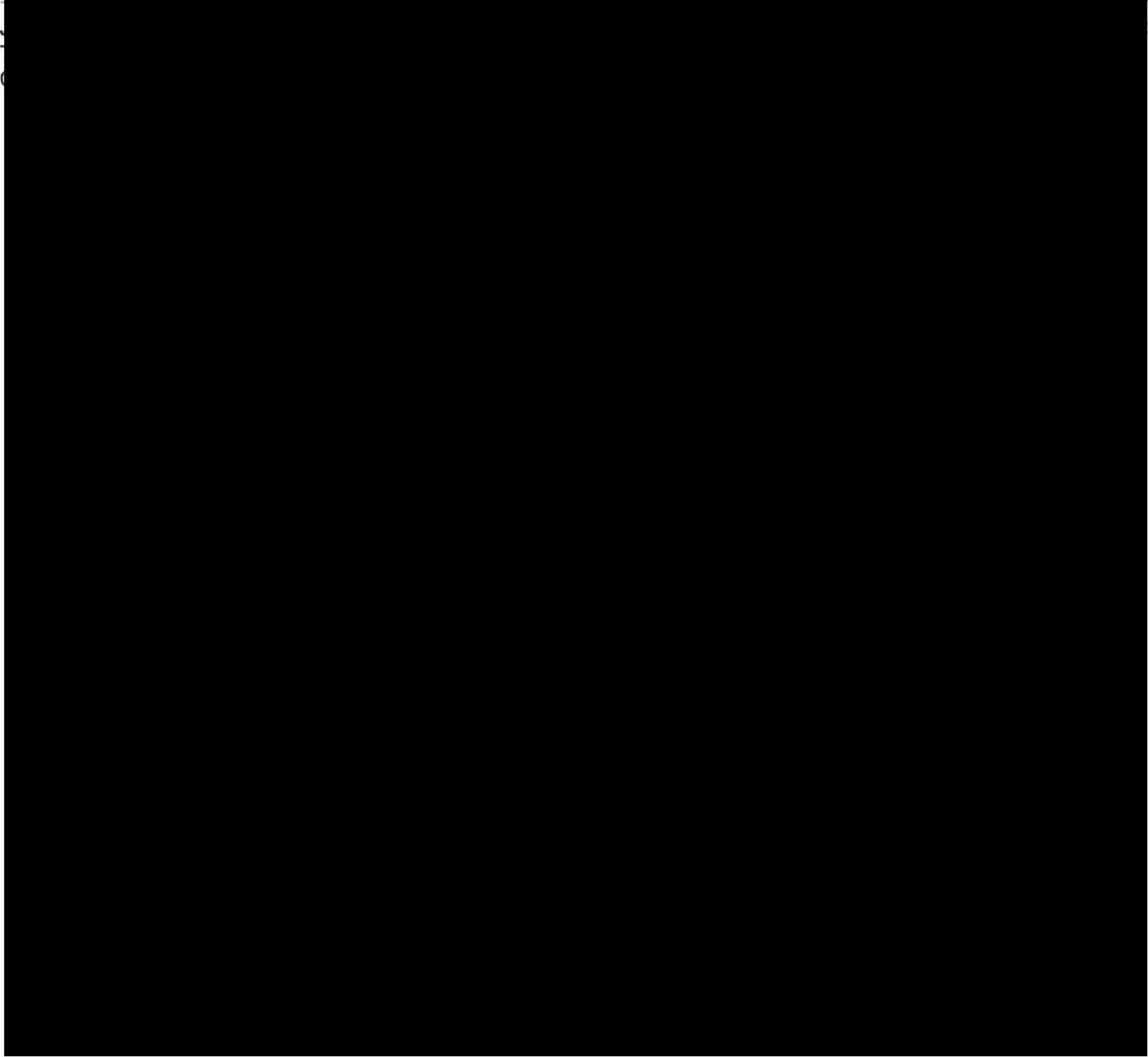
2/751a Finchley Rd

1
J
T



flat 2 and flat 1 751a finchley rd-----URGENT

1 message

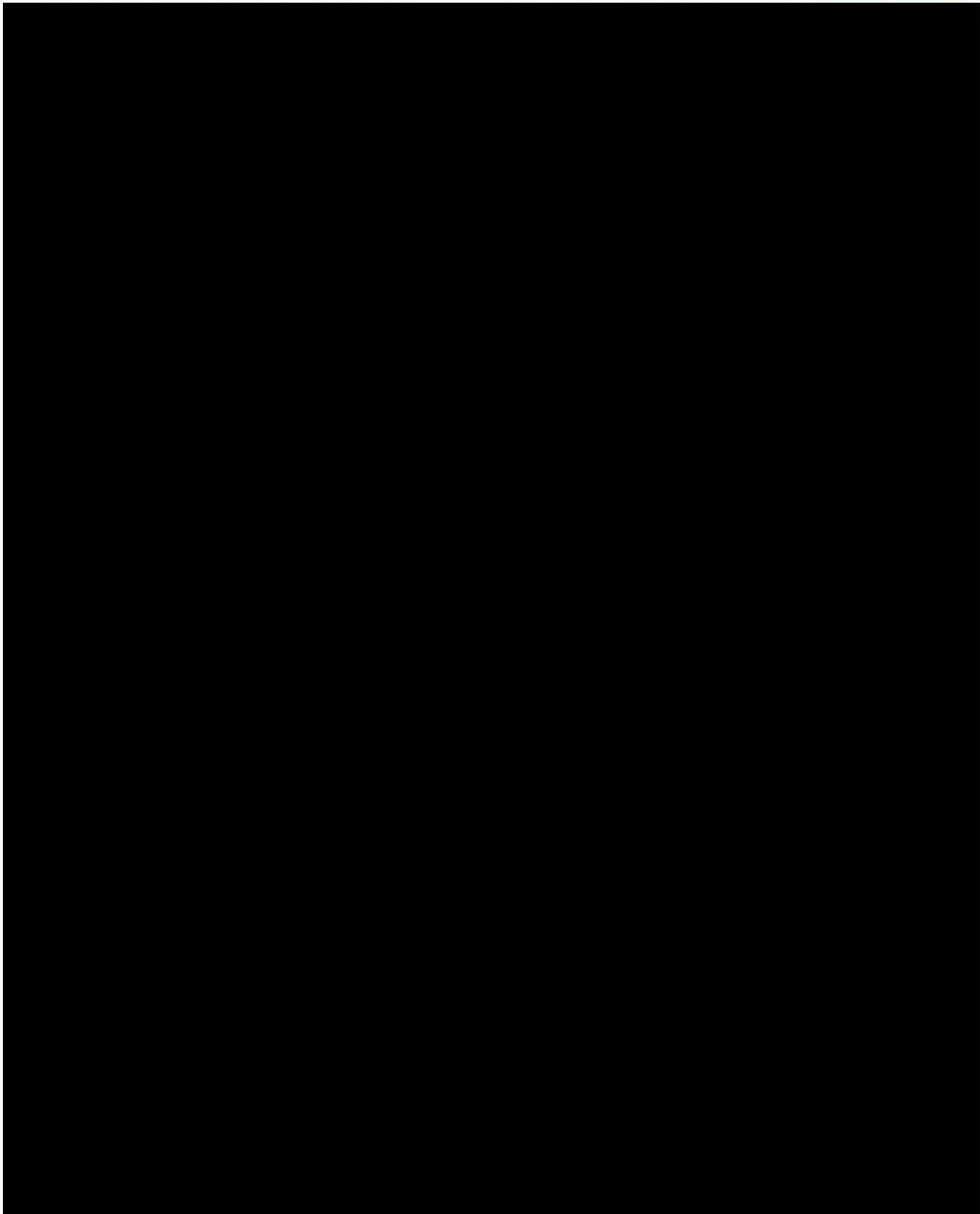


39



Re: re flat 2, 751a Finchley Road

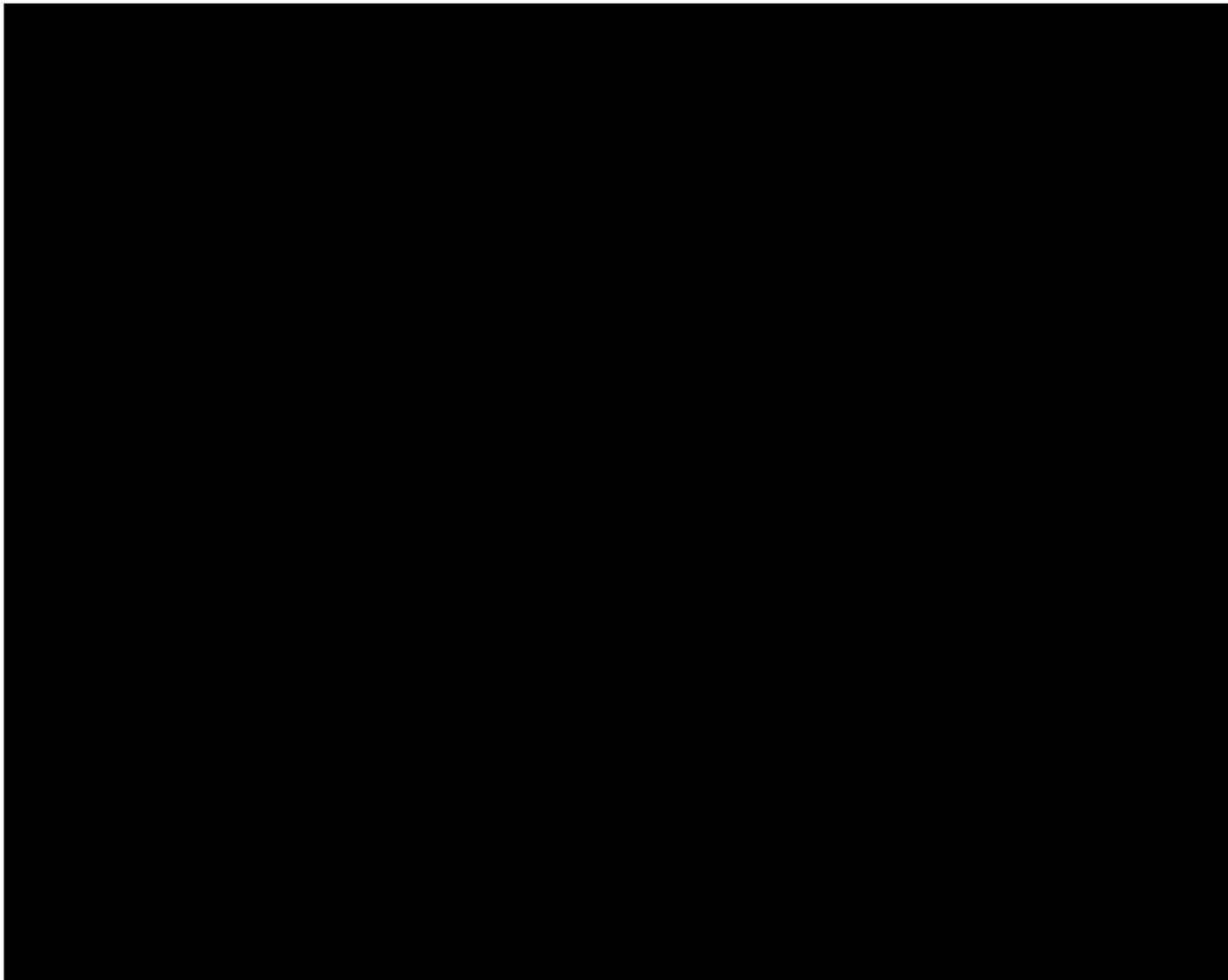
1 message



4:33

London N16 7EA

Tel/ Fax/ Text: 020 7183 4942





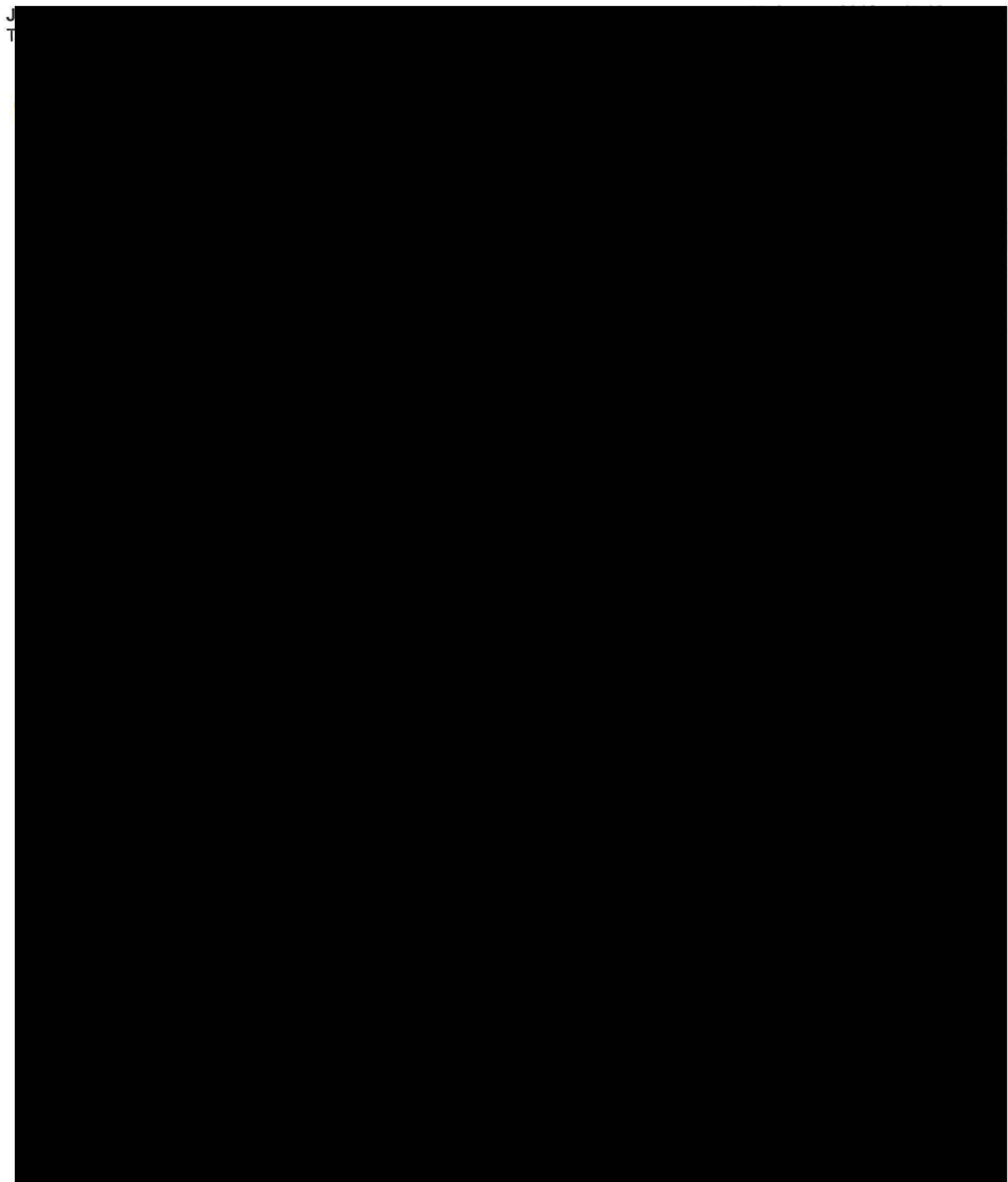
2/751A Finchley rd

at 16:59



RE: 2/751A Finchley rd

1 message

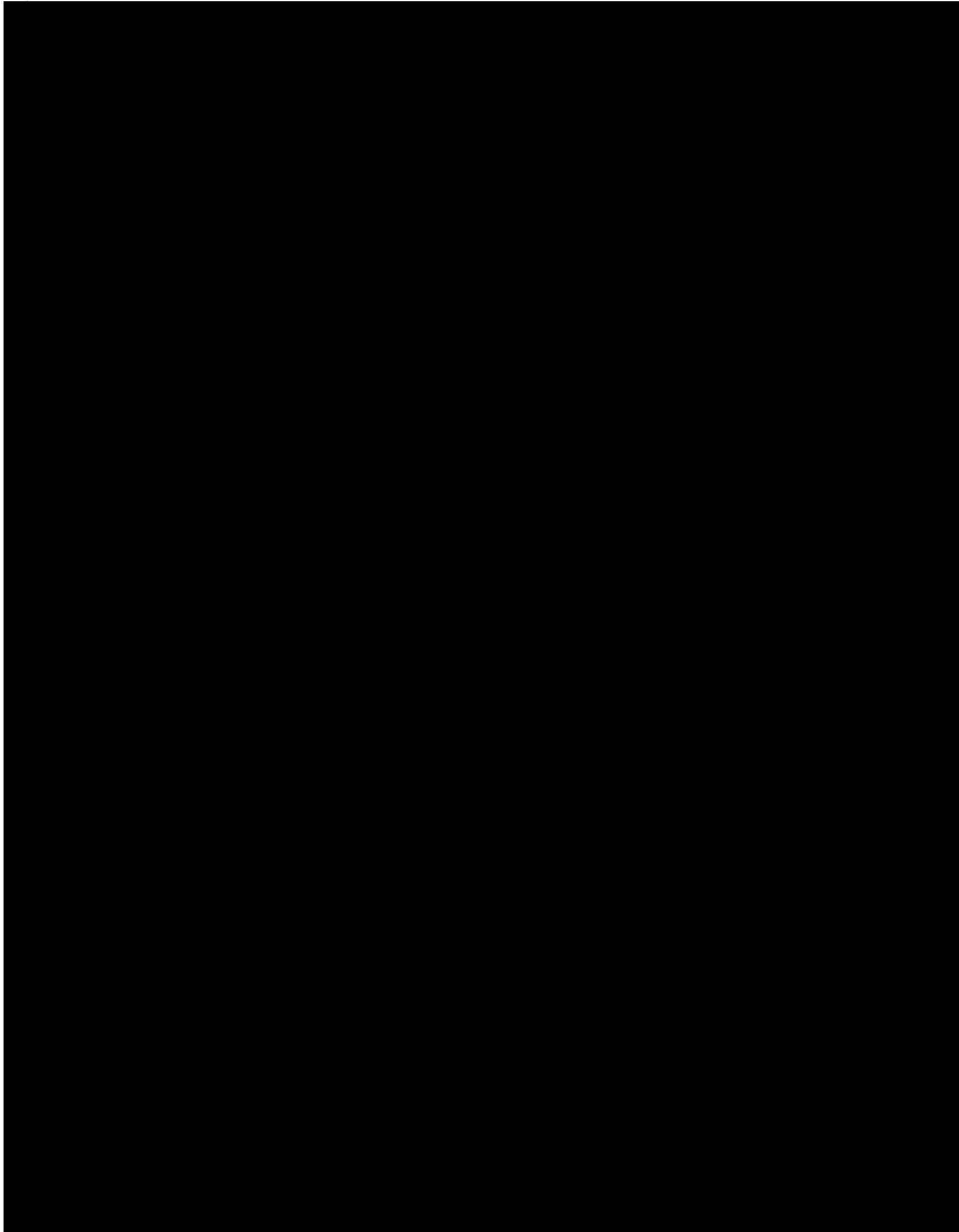




ns--co-london



RE: Let.



BERNS & COMPANY

43 Mill Lane
West Hampstead
London NW6 1NB
Tel 020 7431 6880 Fax 020 7431 6882

STATEMENT

Sellata Ltd
C/o 29 Fountayne Road
LONDON
N16 7EA

February 5, 2018

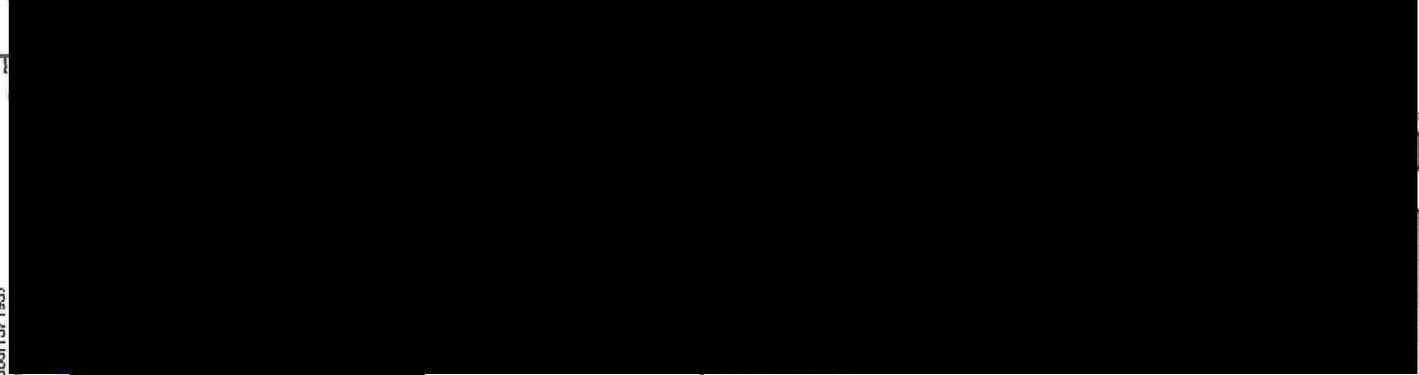
MONEY COLLECTED

Flat 2 751a Finchley Road NW11

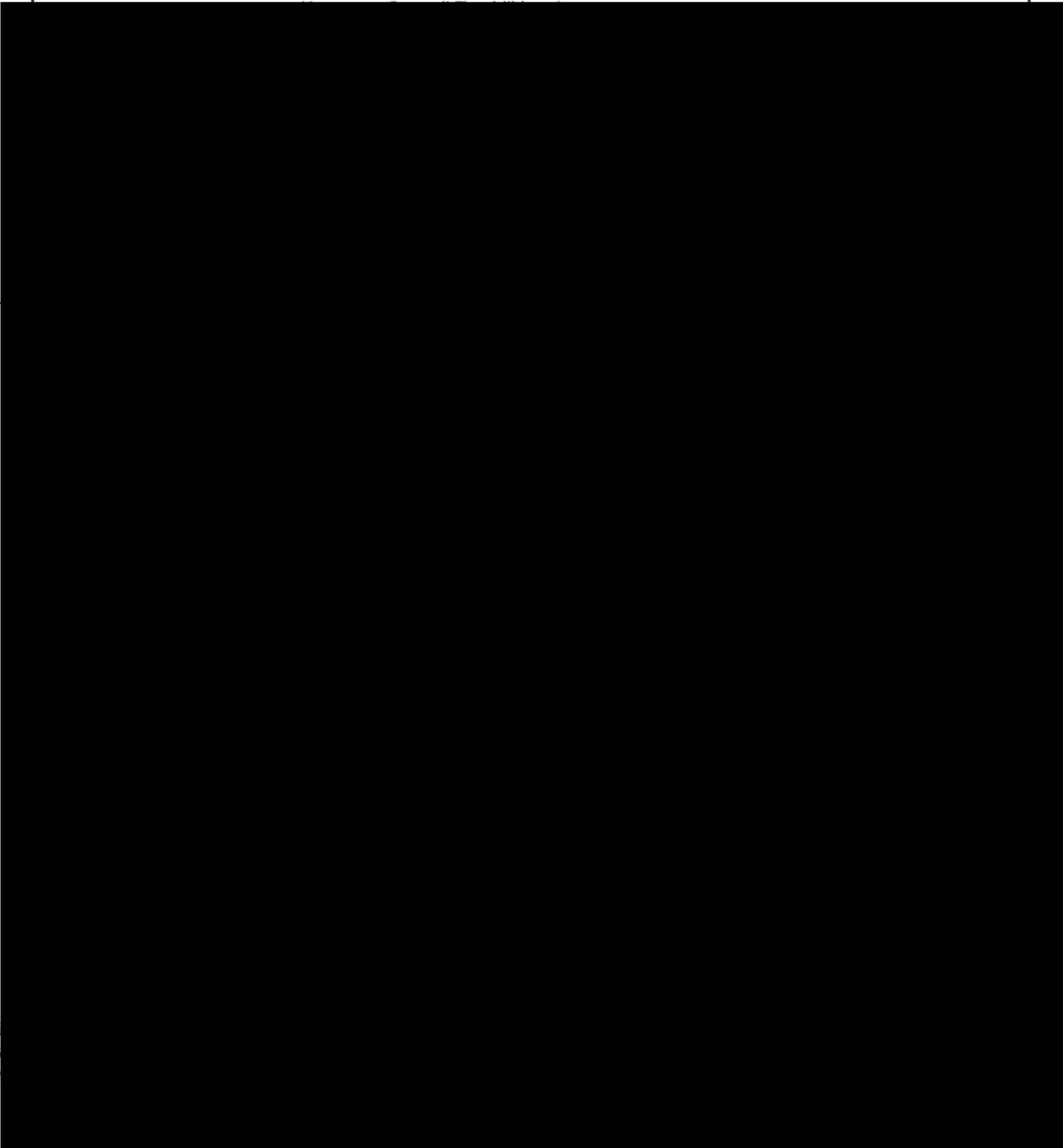
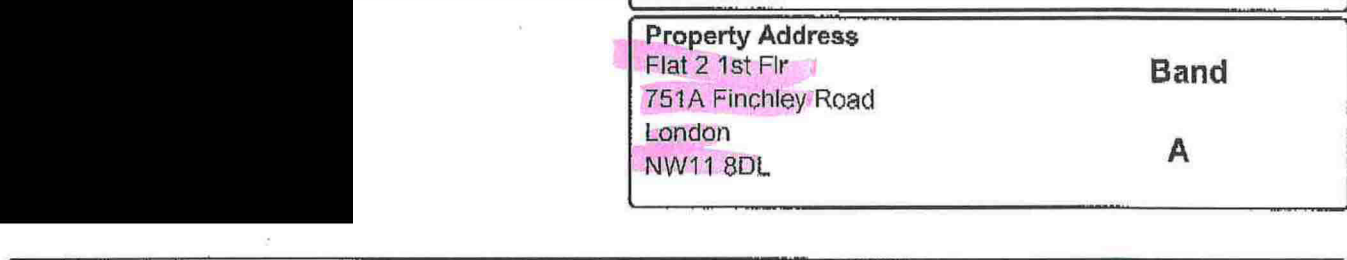
Flat 2 751a Finchley Road NW11

***We confirm that Berns & Company are hold
and are registering it with Tenancy Deposit Sol

00000000000000000000/1571937
 0561000101051000



Property Address	Band
Flat 2 1st Flr 751A Finchley Road London NW11 8DL	A



YO
 E.G
 IF Y

TENANCY AGREEMENT

for letting a furnished dwelling-house
on an assured shorthold tenancy
under Part I of the Housing Act 1988

DATE

31st - JANUARY 2018

PART



1. No

2. THE Tenant



This is a form of legal document and is not produced or drafted for use without technical assistance, by persons unfamiliar with the law of landlord and tenant.

IF EITHER PARTY DOES NOT UNDERSTAND THIS AGREEMENT OR ANYTHING IN IT, HE OR SHE IS STRONGLY ADVISED TO ASK AN INDEPENDENT PERSON FOR AN EXPLANATION. SUCH AN EXPLANATION MIGHT BE GIVEN BY A SOLICITOR, A CITIZENS' ADVICE BUREAU OR A HOUSING ADVICE CENTRE.

Note that any assured tenancy (including a statutory periodic tenancy) commencing on or after 28th February 1997 will be an assured shorthold tenancy unless it falls within any paragraph in Schedule 2A of the Housing Act 1988.

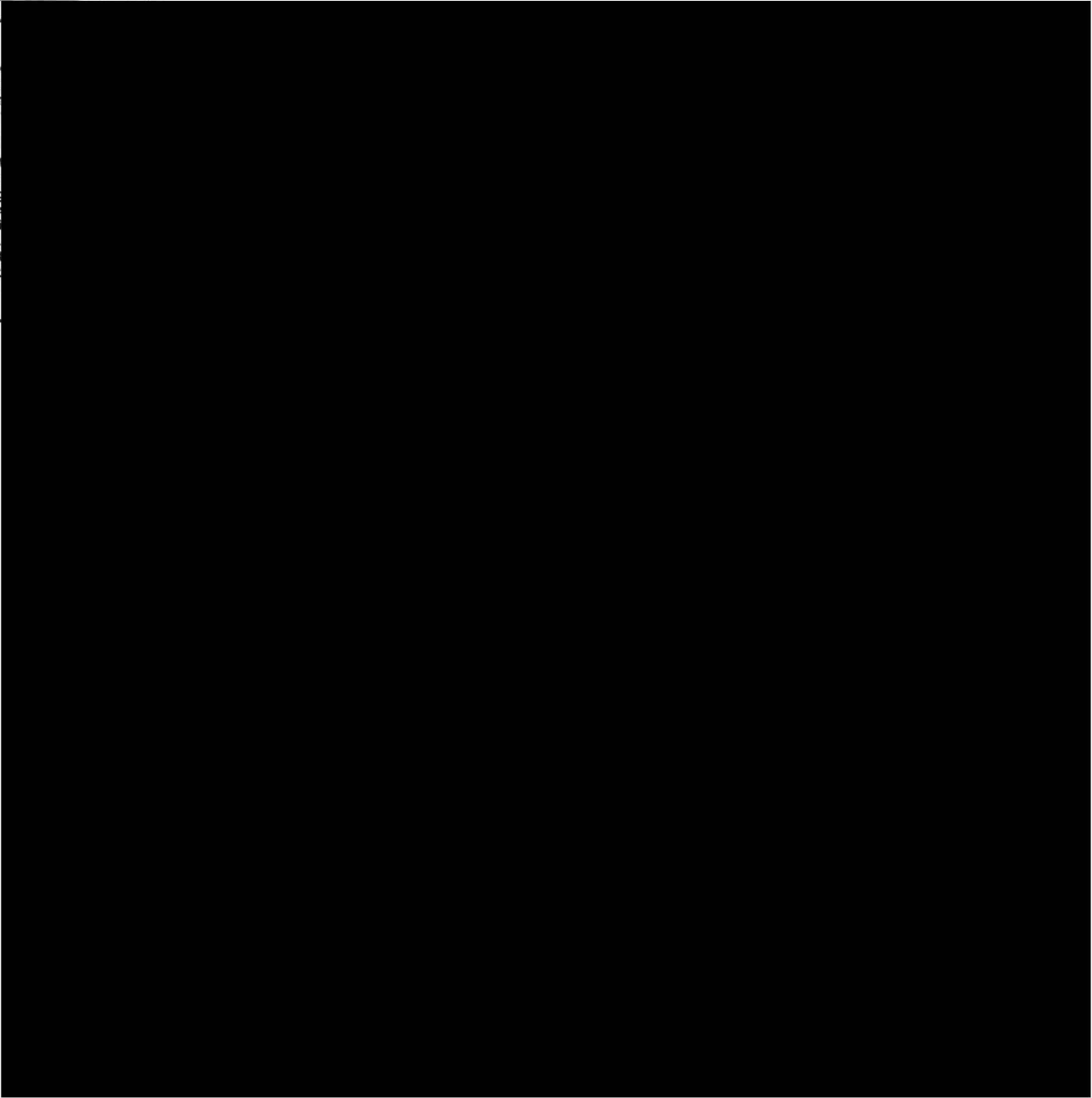
This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier: see Housing Act 1988.

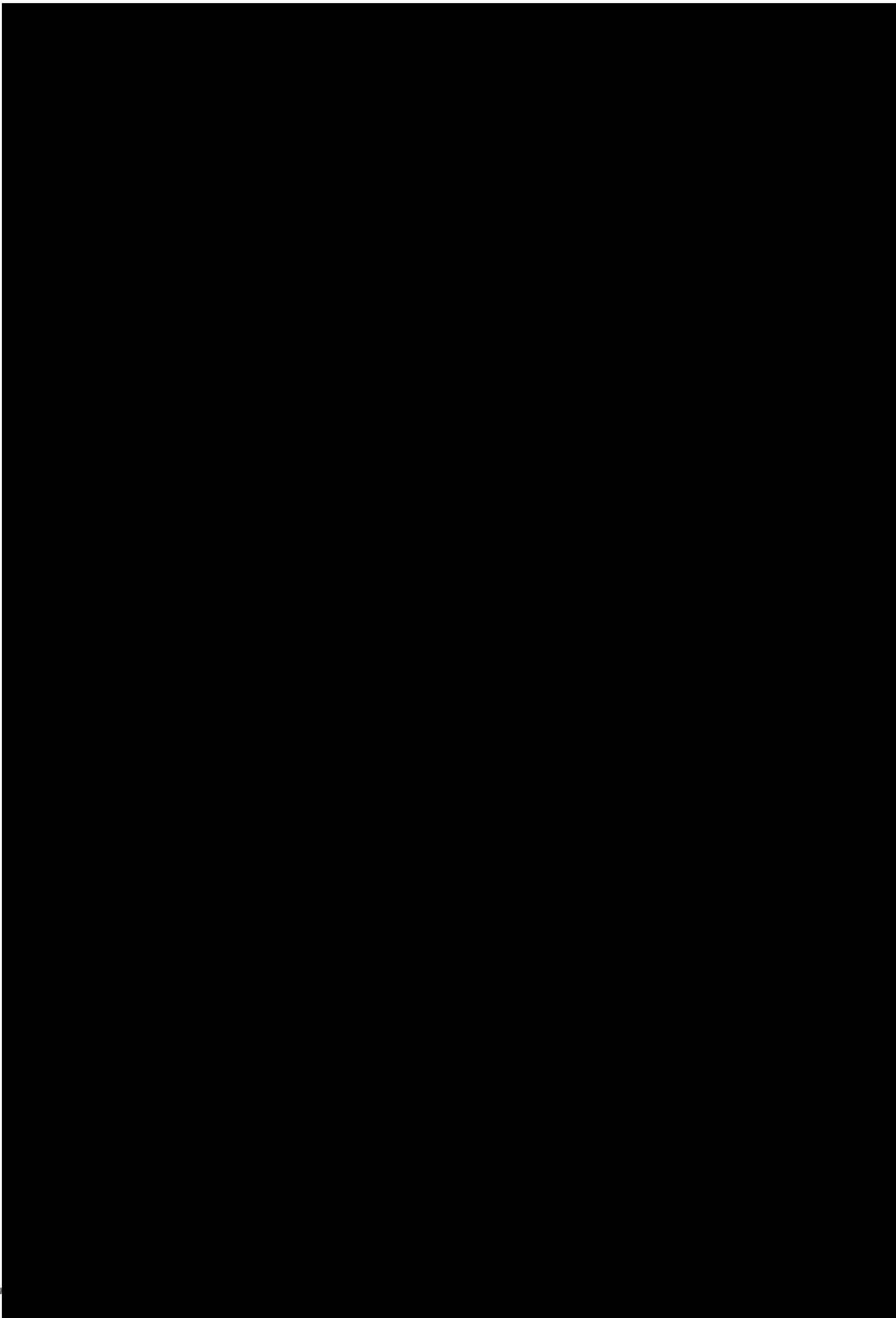
PROPERTY

The dwelling-house at

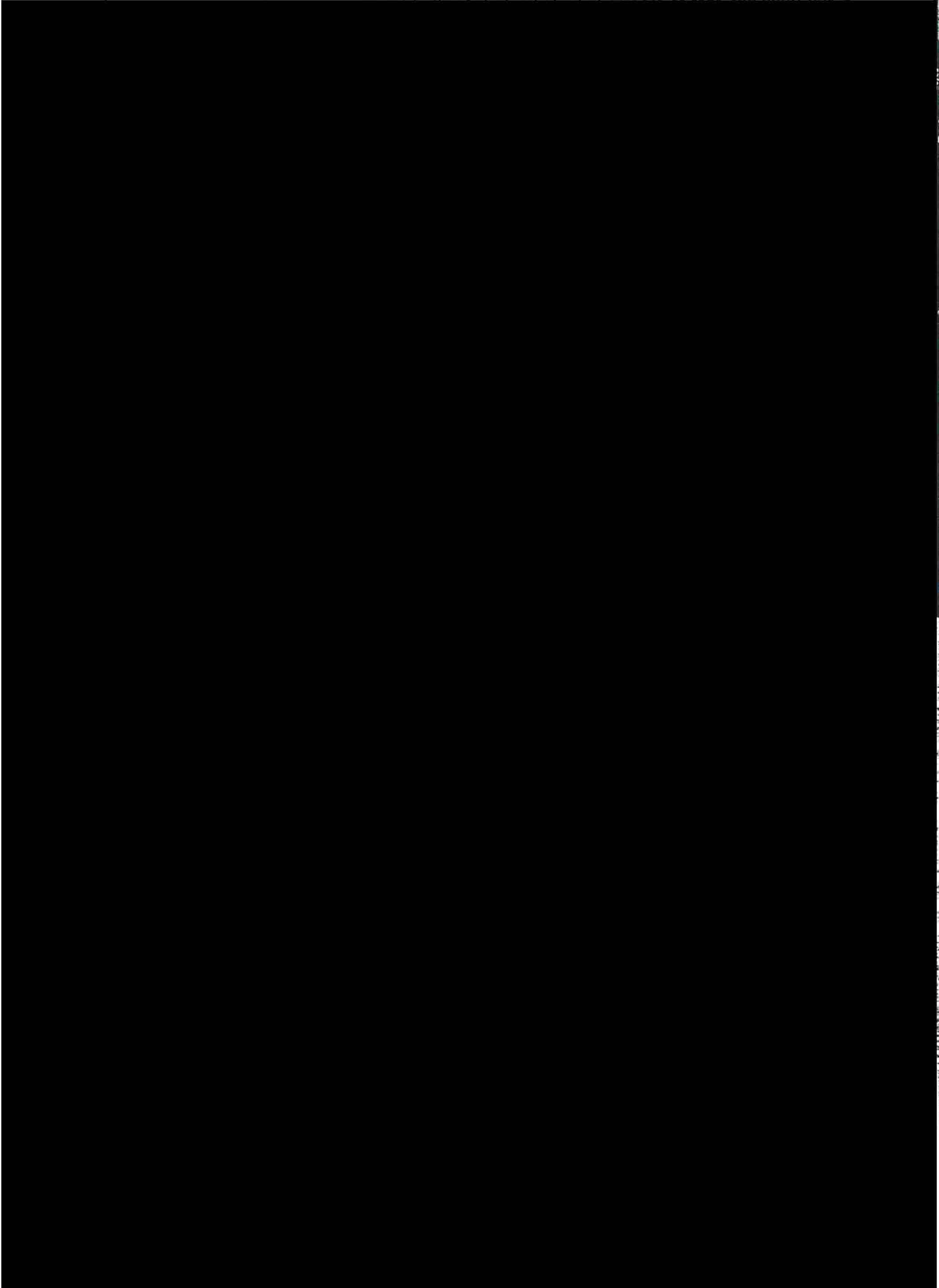
Flat 2, 751A Finchley Road, London, NW11 8DL

If the land... the land... days from... give the... who has... tenant's... informa... deposit... Housing... the Hou... (Prescri... 2007, S... may not... consist... money.





(Note: The Landlord cannot recover possession without an order of the court under the Housing Act



DATED

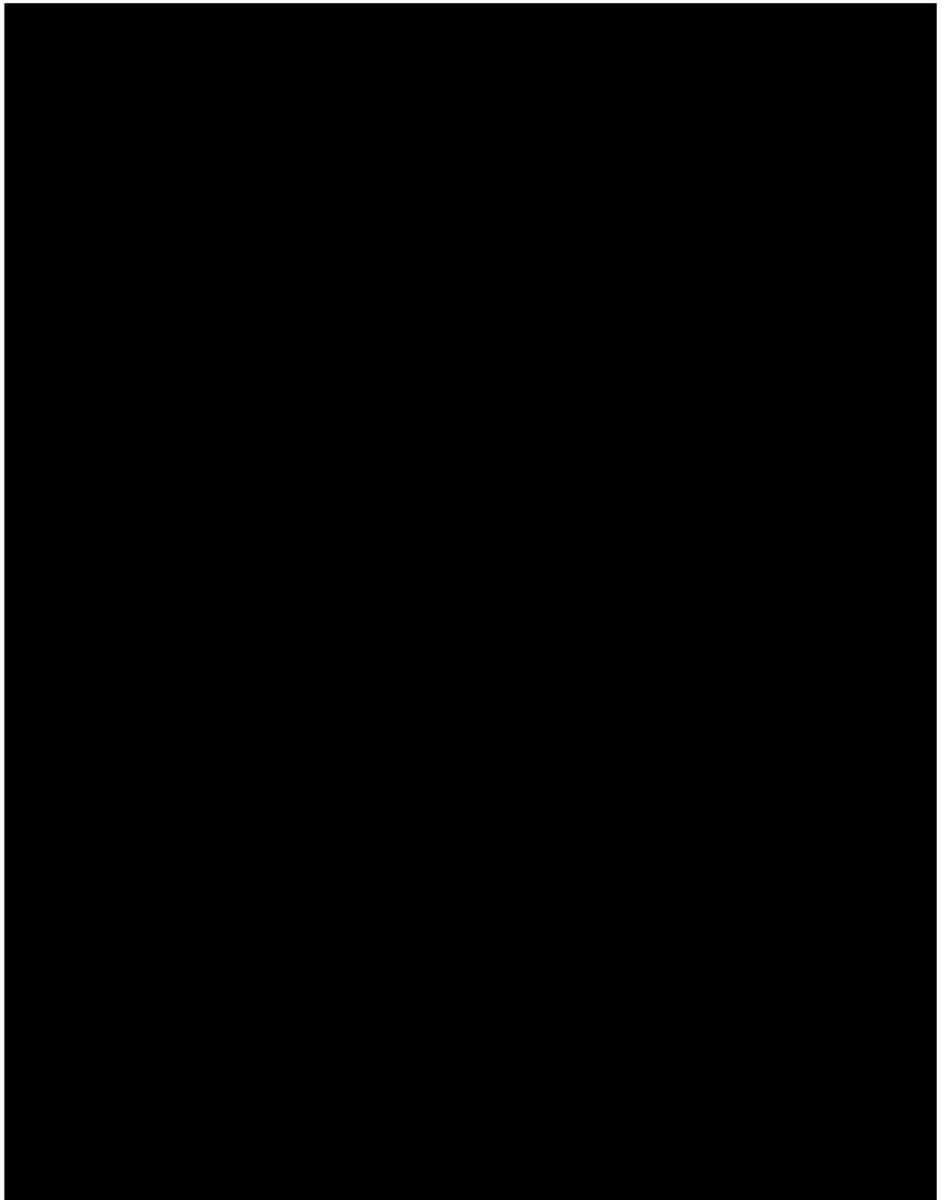
21-1-18

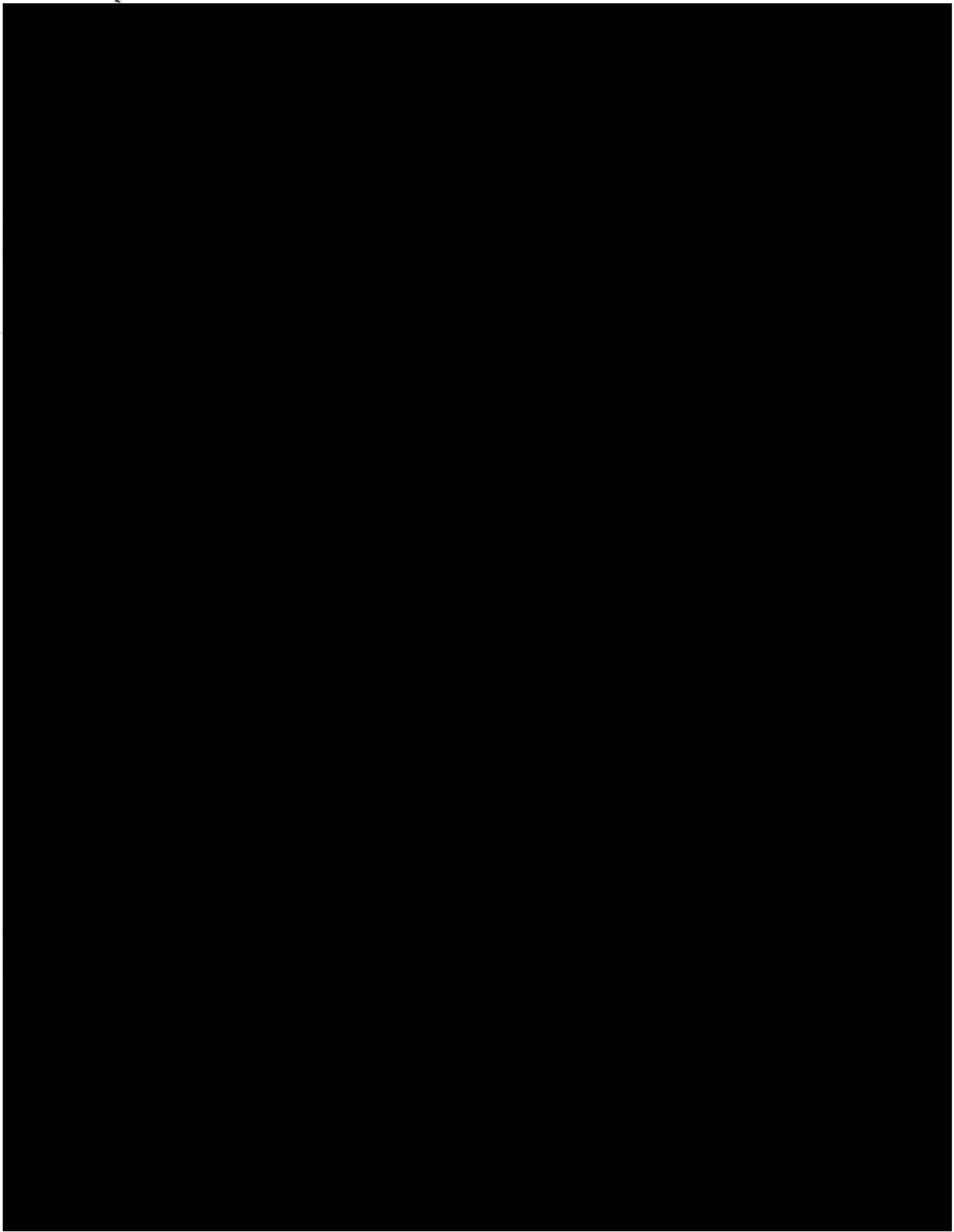


N16
15

and

Mr Saeed Hassan





Deposit Protection Certificate



This Certificate confirms that your landlord/agent has protected your deposit with my|deposits, a government authorised tenancy deposit scheme, and complied with the Housing Act 2004 legislation. It must be read in conjunction with the 'Information for Tenants' leaflet which your landlord/agent should have given you with this certificate. A copy is available at www.mydeposits.co.uk in the tenant section. This Certificate is valid for the duration of the fixed term AST agreement (details below). If at the end of this agreement any of the terms change or you sign a new AST agreement then your landlord/agent must re-protect your deposit and issue you a new Certificate.

This Certificate has four sections:

1. Warnings to Tenants
2. Details of the Protected Deposit
3. Key details of The Housing Act 2004 - Prescribed Information Order
4. The end of your Tenancy

Section 1 – Warnings to Tenants:

- A landlord may protect the tenant's deposit with my|deposits. Alternatively a landlord may instruct an agent to protect the tenant's deposit on the landlord's behalf.
- Your landlord always remains responsible for your deposit even if the landlord has instructed an agent to protect it on their behalf.
- my|deposits does not hold your deposit, except during a deposit dispute when we will hold the disputed amount until the dispute is resolved.
- Within 30 days of receiving your deposit your landlord/agent must provide you with a signed Deposit Protection Certificate and the my|deposits 'Information for Tenants' leaflet.
- You should sign this Certificate to confirm the details are correct, or contact your landlord/agent with any errors.
- my|deposits agent members must hold your deposit in a client bank account separate from other business monies.
IF YOU HAVE PAID YOUR DEPOSIT TO AN AGENT YOU MAY WANT TO CHECK THIS

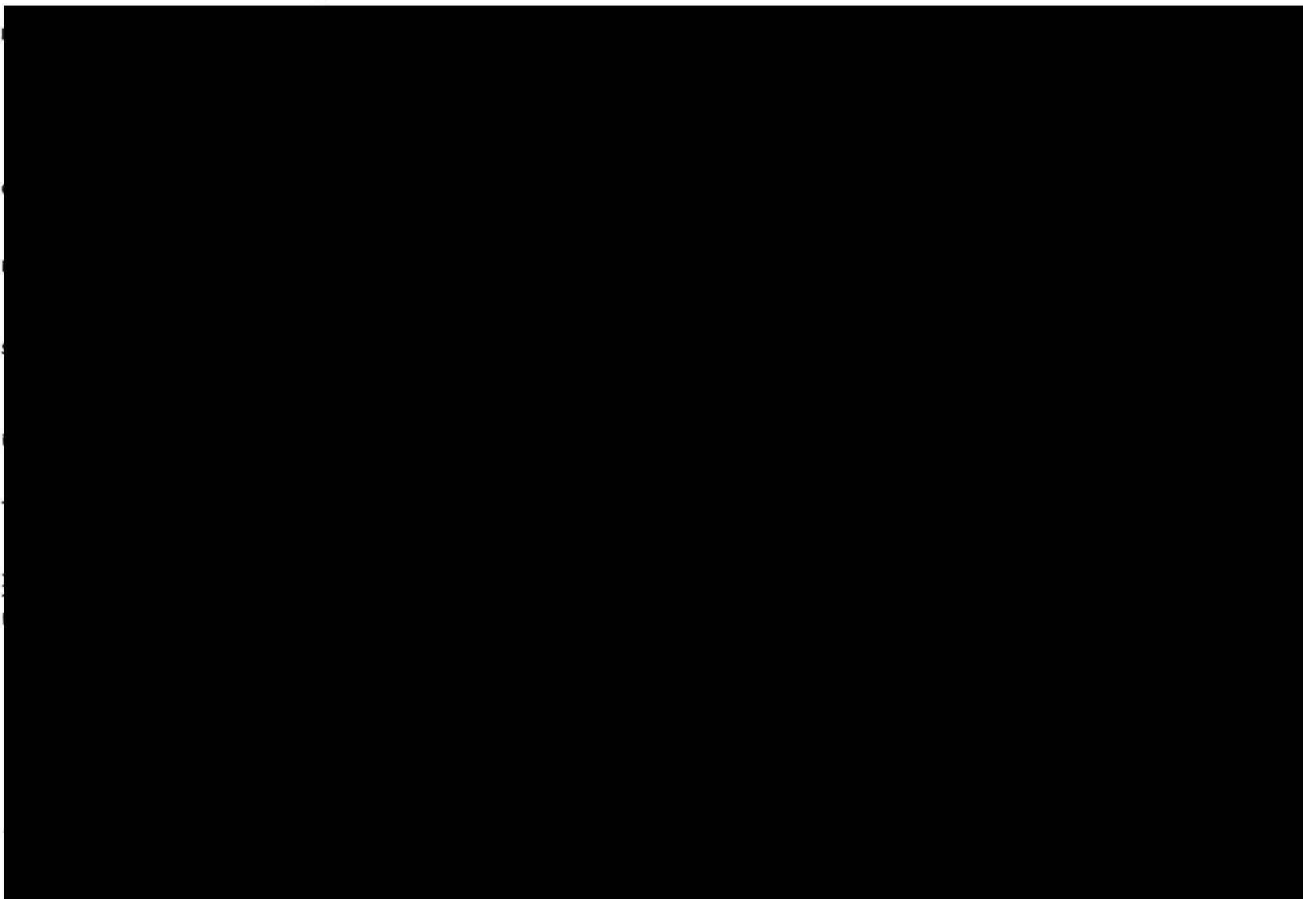
Section 2 – Details of the Protected Deposit:

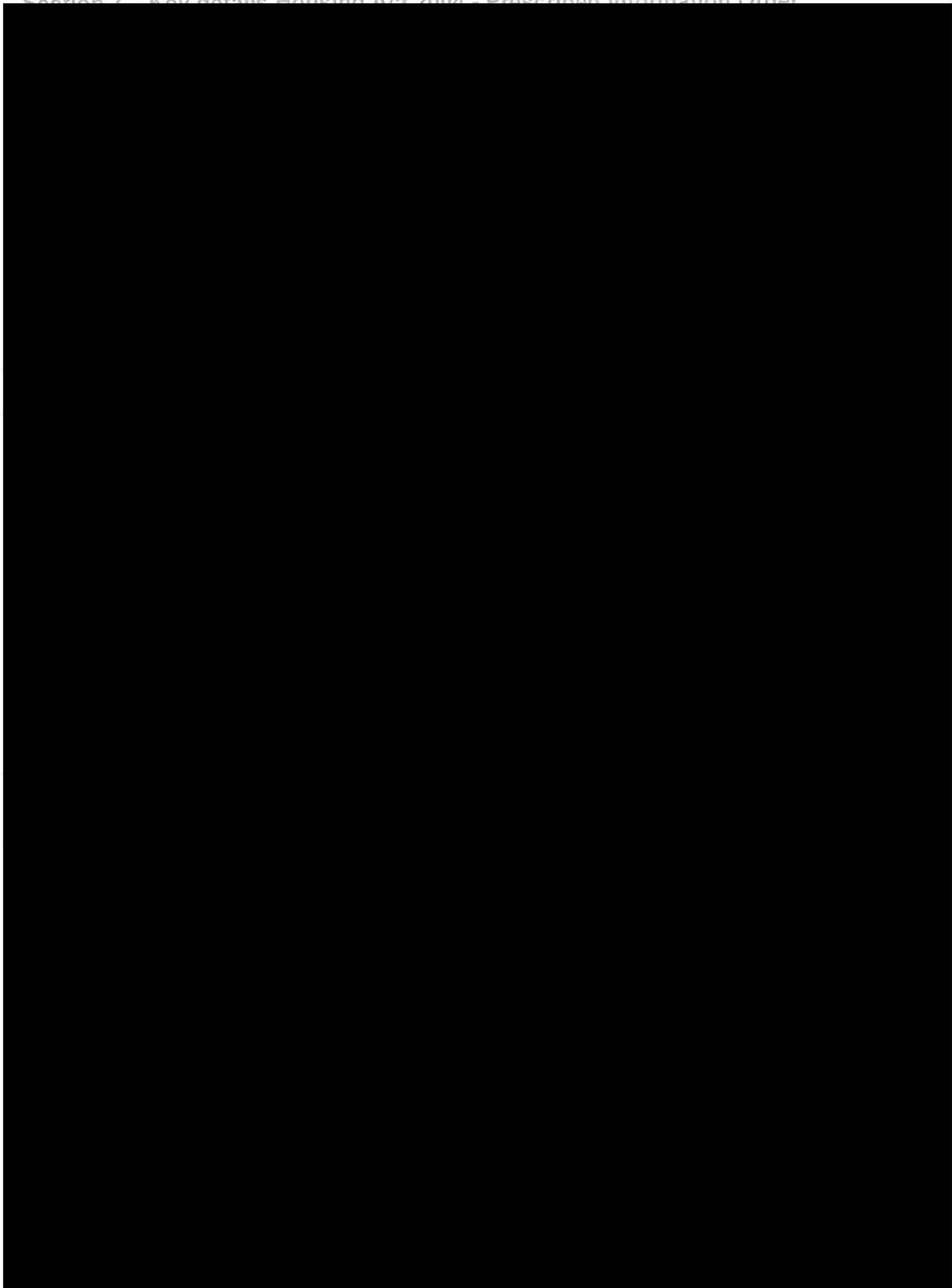
Certificate Number:

DPC04302963

Property Address:

Flat 2, 751a Finchley Road, London, NW11 8DL





BERNS & COMPANY

43 Mill Lane
West Hampstead
London NW6 1NB
Tel 020 7431 6880 Fax 020 7431 6882

STATEMENT

Sellata Ltd
C/o 29 Fountayne Road
LONDON
N16 7EA

February 5, 2018

MONEY COLLECTED

Flat 2 751a Finchley Road NW11

Commission

Flat 2 751a Finchley Road NW11

***We confirm that Berns & Company
and are registering it with Tenancy De

T/F

[REDACTED]

Subject: Fwd: re Flat 2, 751a Finchley Road, London NW11 8DL

[REDACTED]



Date 26/01/2019

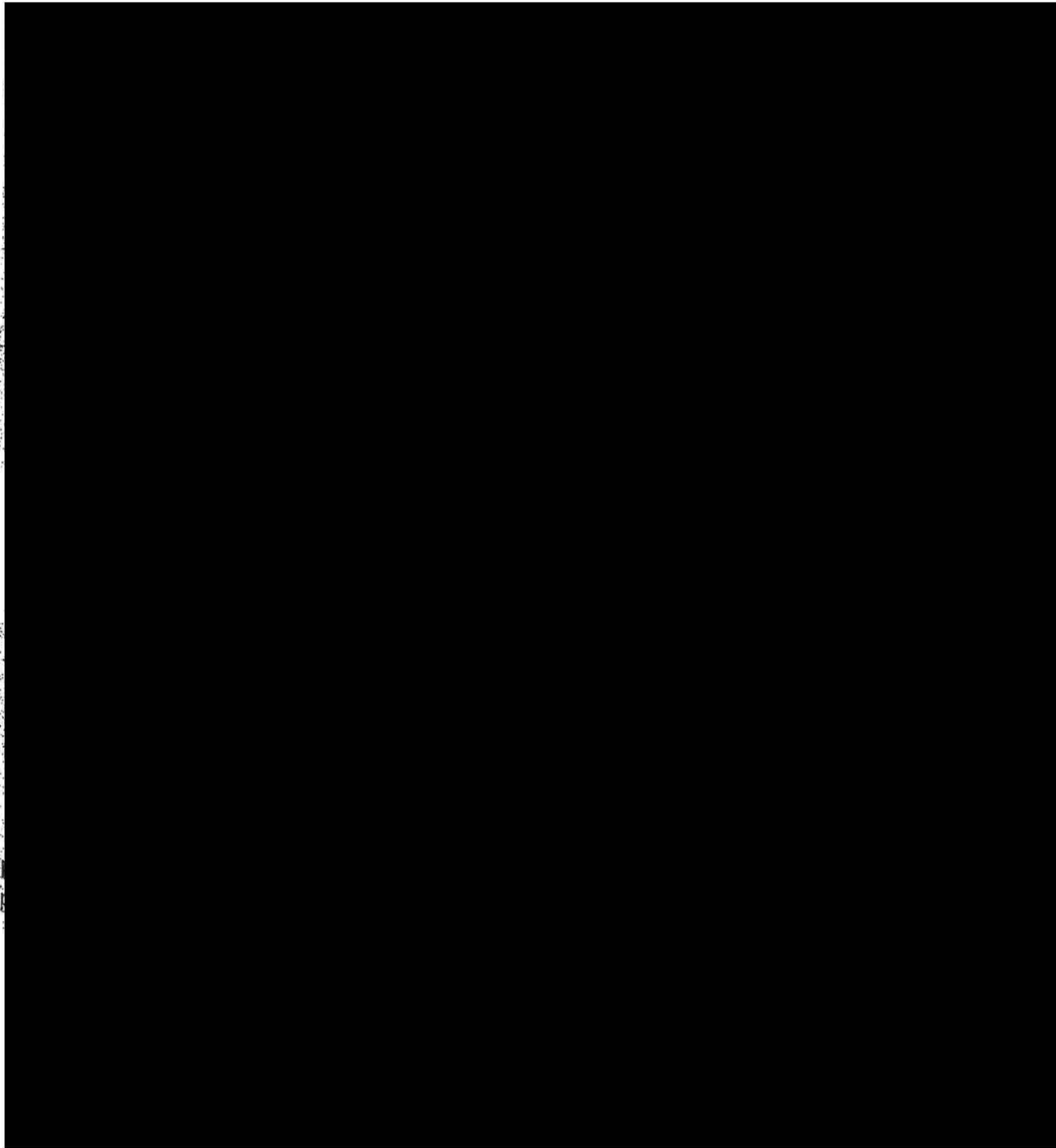
Account Reference 32798582

☎ 020 8359 2000 – option 2 for enquiries
☎ 24/7 automated payment line 0845 3563456
🌐 www.barnet.gov.uk/pay

Details of property address

Flat 2 1st Flr
751A Finchley Road
NW11 8DL

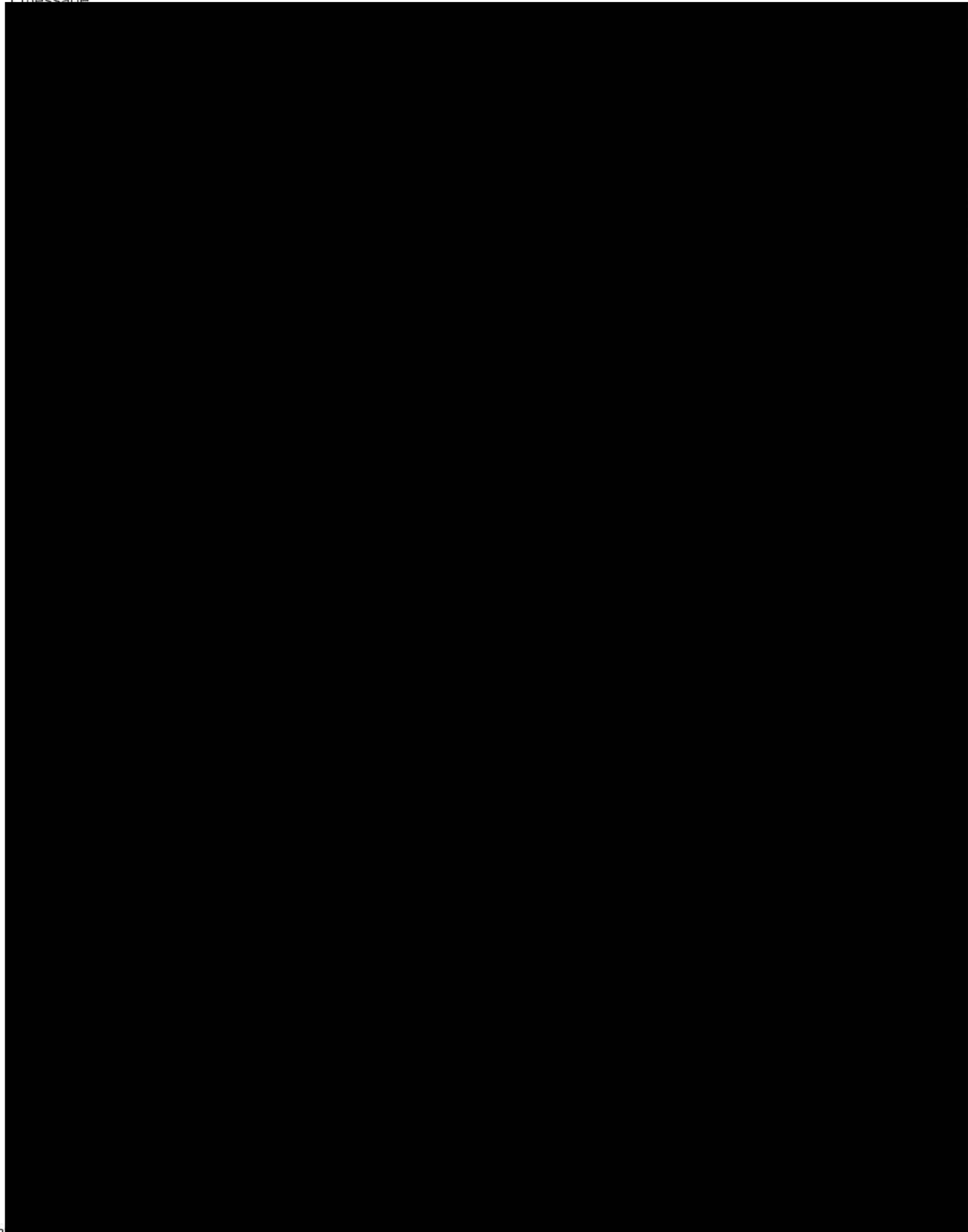
0000001/0000000000001/848372
05/57801.0087353/007/001





Re: re Flat 2, 751a Finchley Rd.

1 message

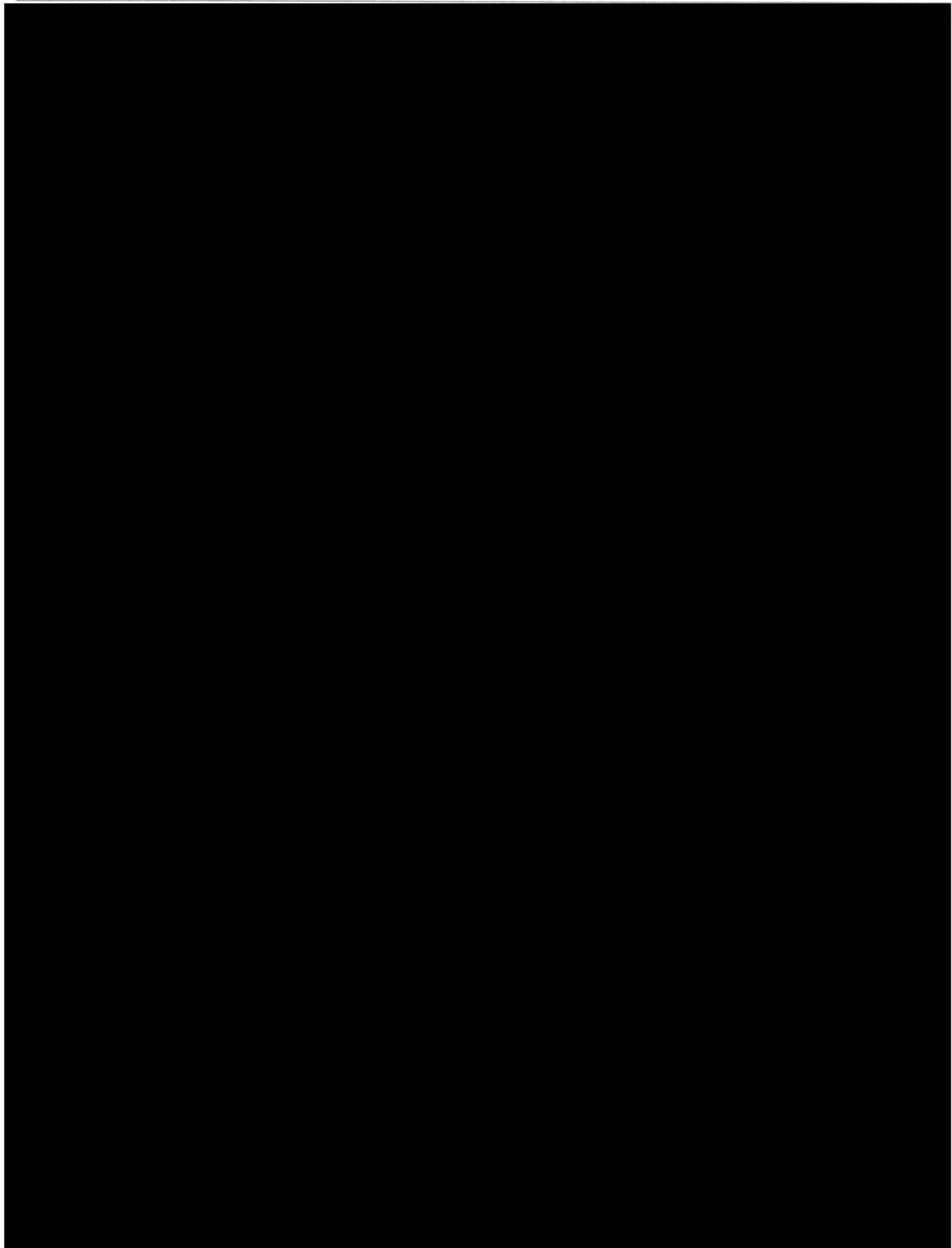


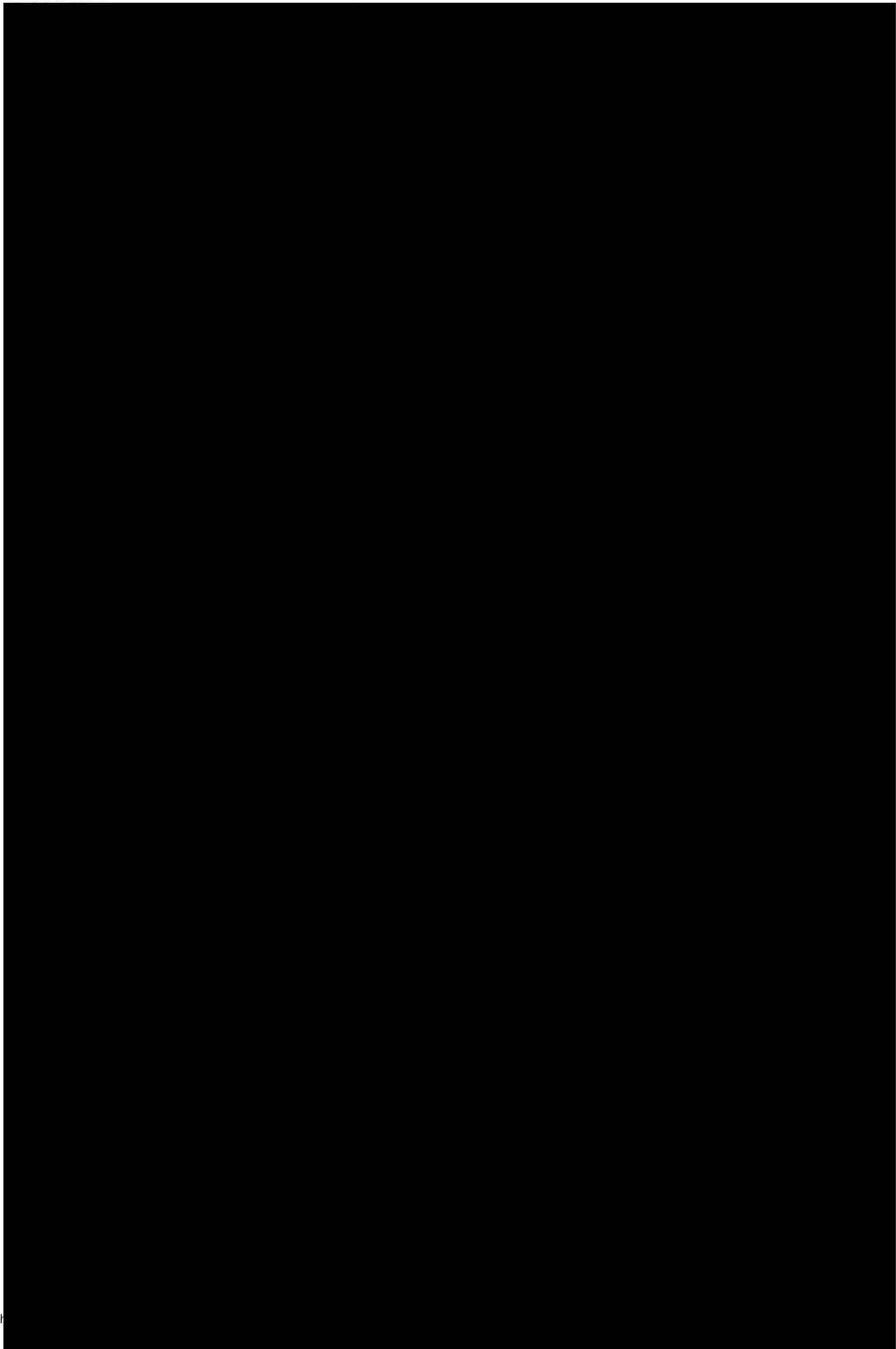




.. flat 2 at 751a Finchley Rd nw11

1 message





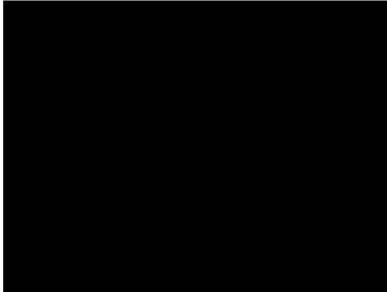
BERNS & COMPANY

43 MILL LANE
WEST HAMPSTEAD
LONDON NW6 1NB

TEL: 020 7431 6880

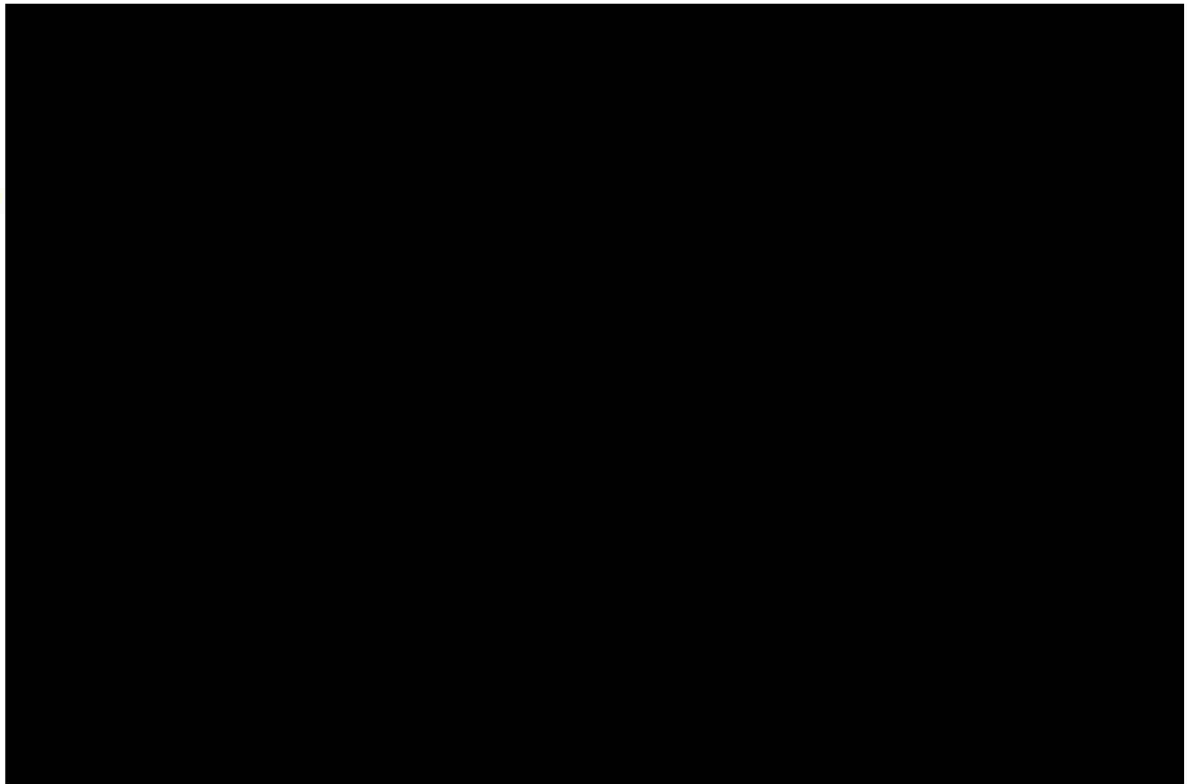
FAX: 020 7431 6882

e-mail: property@berns.co.uk



BY HAND

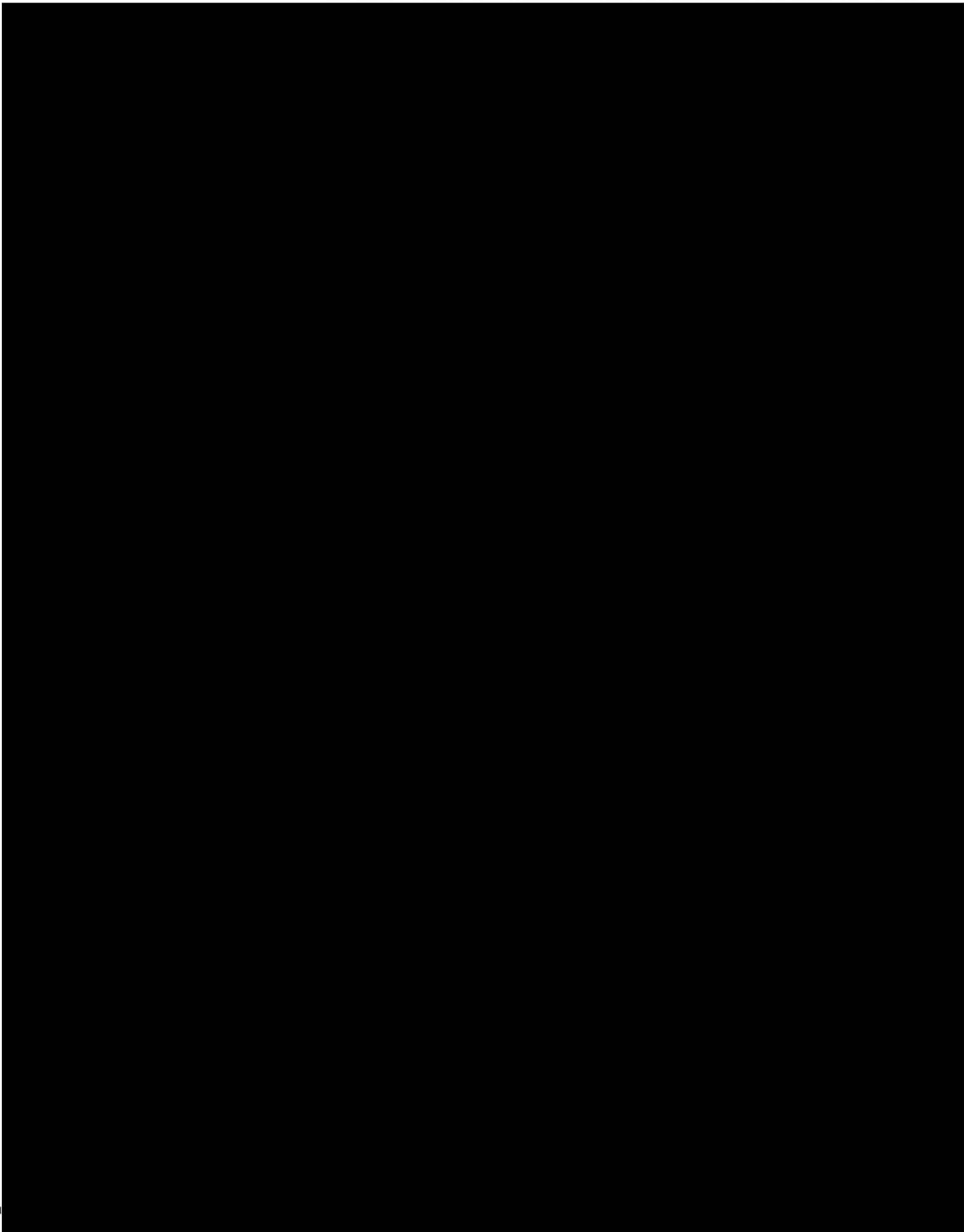
Re. Flat 2 at 751A Finchley Rd NW11



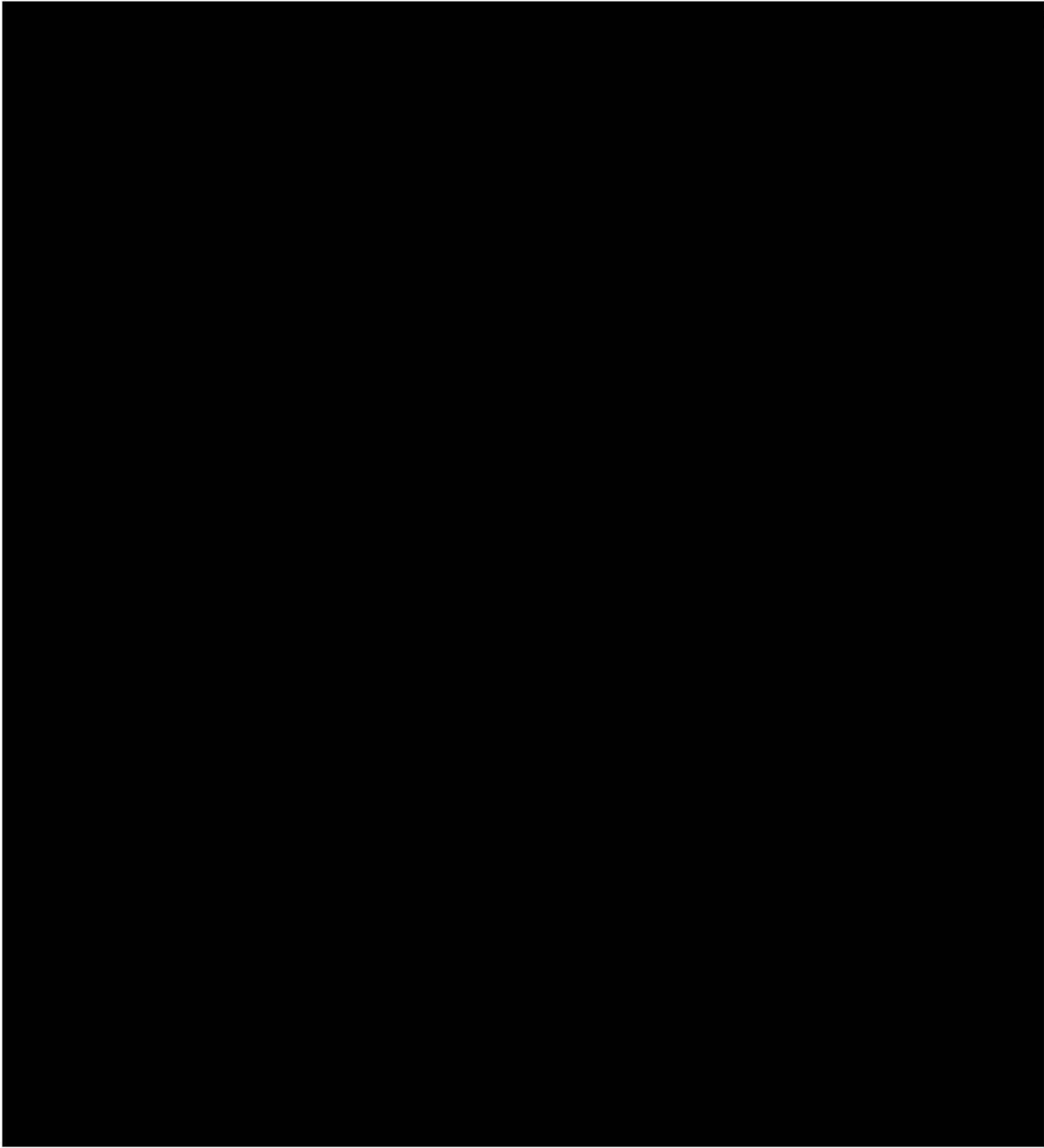


F [redacted] ---Renting Flat 2 at 751A Finchley Road NW11 8DL

1 message



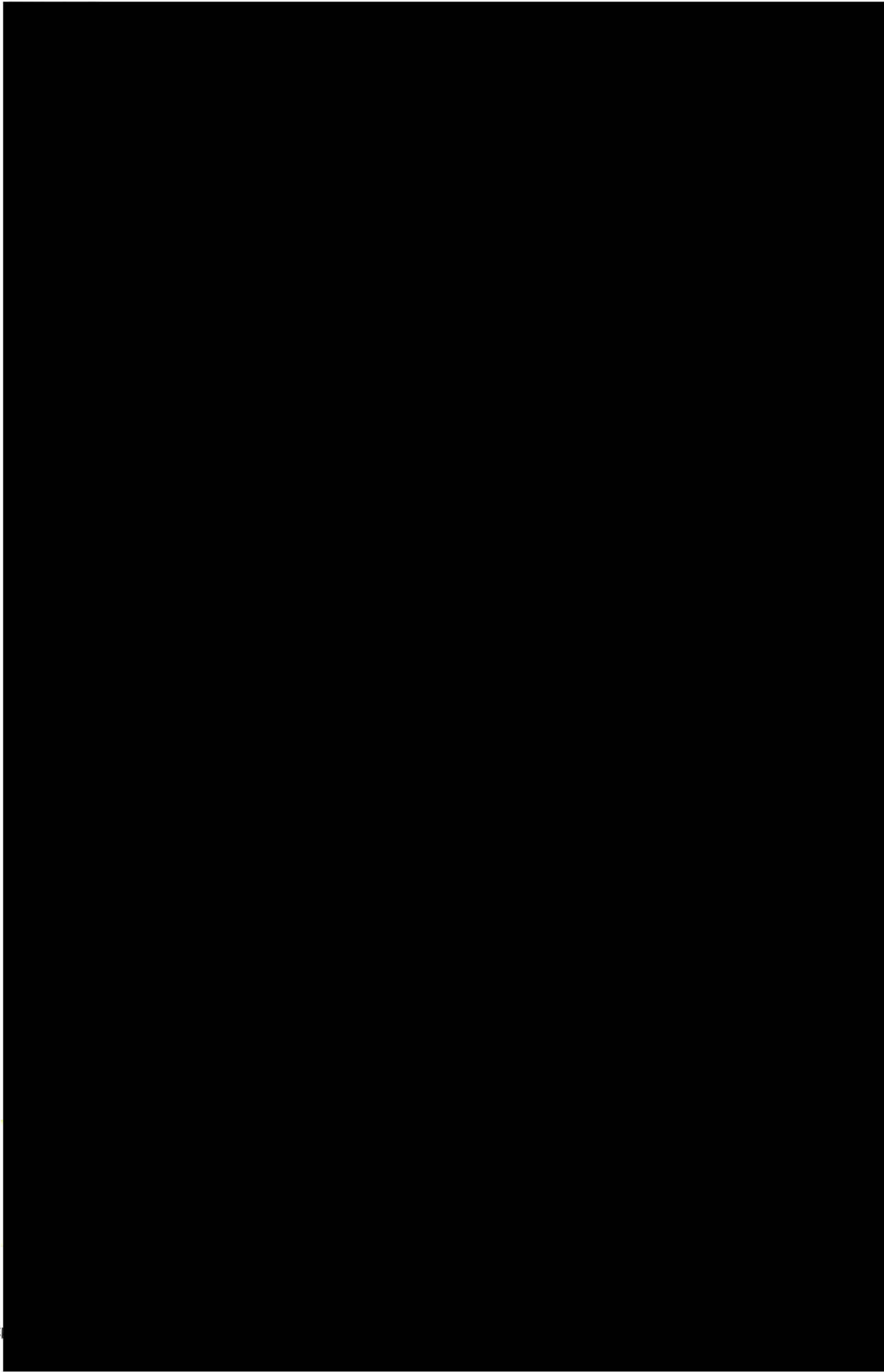
nd paid to us



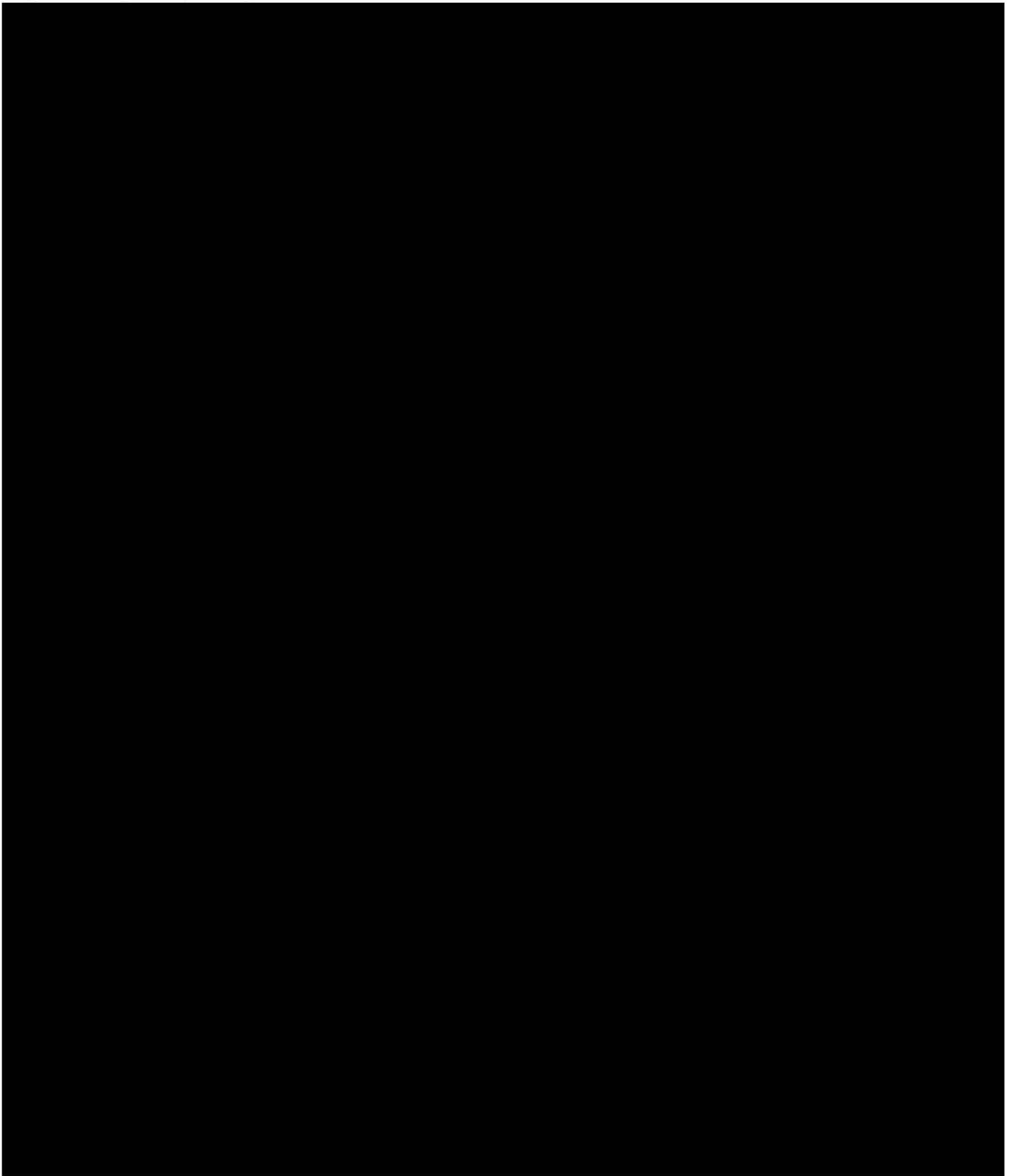


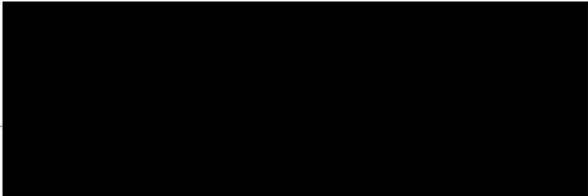
FW: 2/751A Finchley rd NW11

1 message



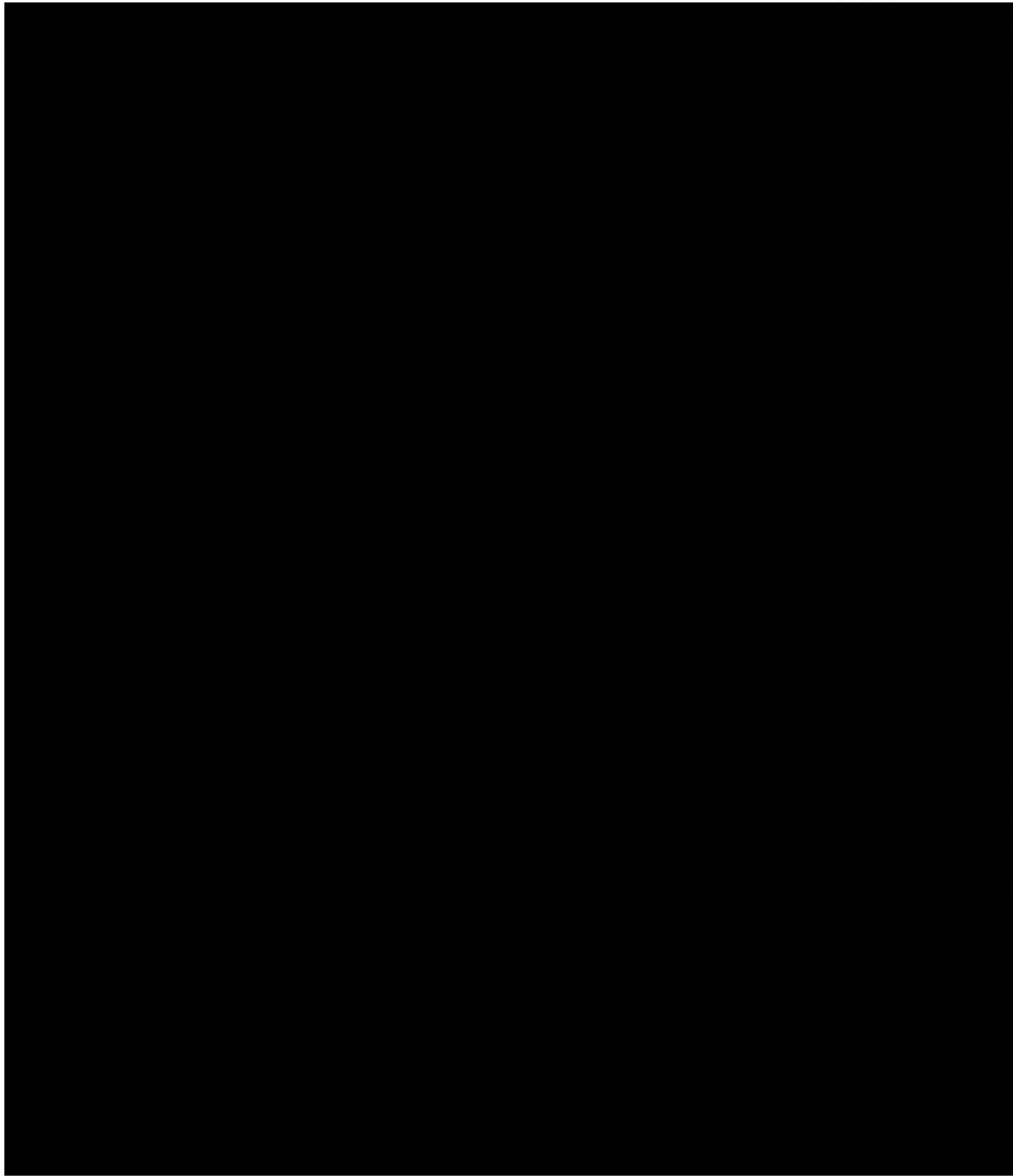
2018 at 15:09

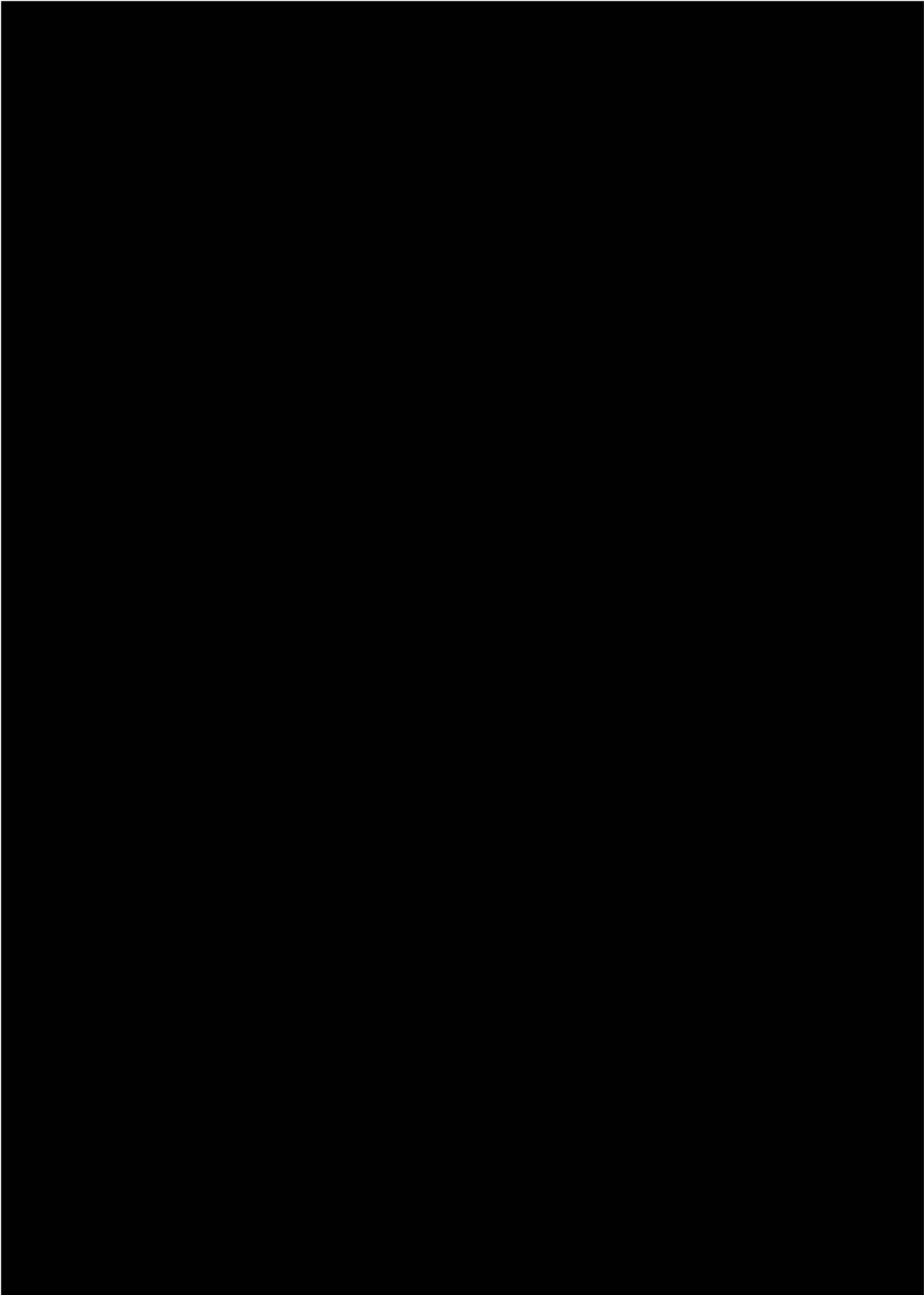


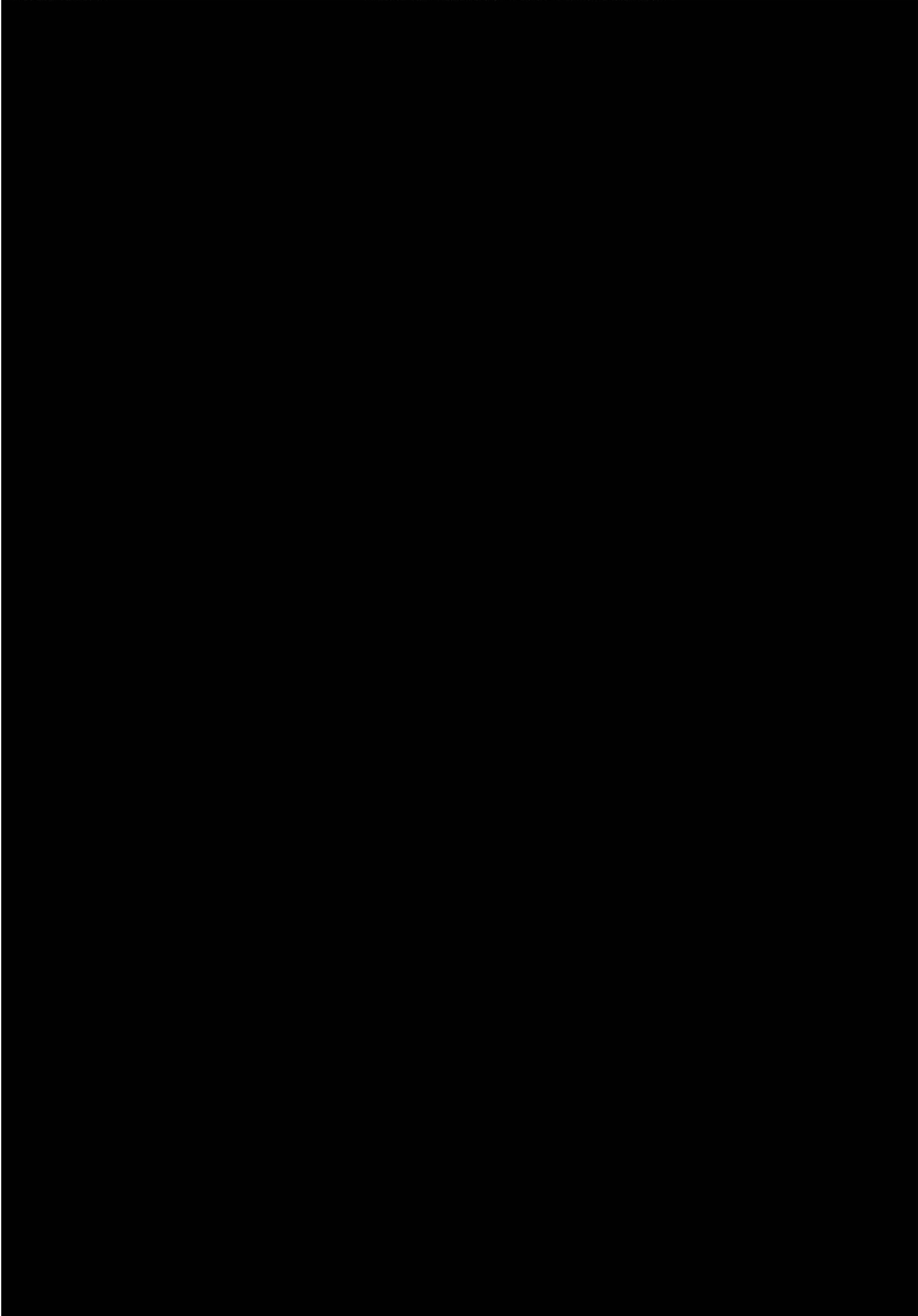


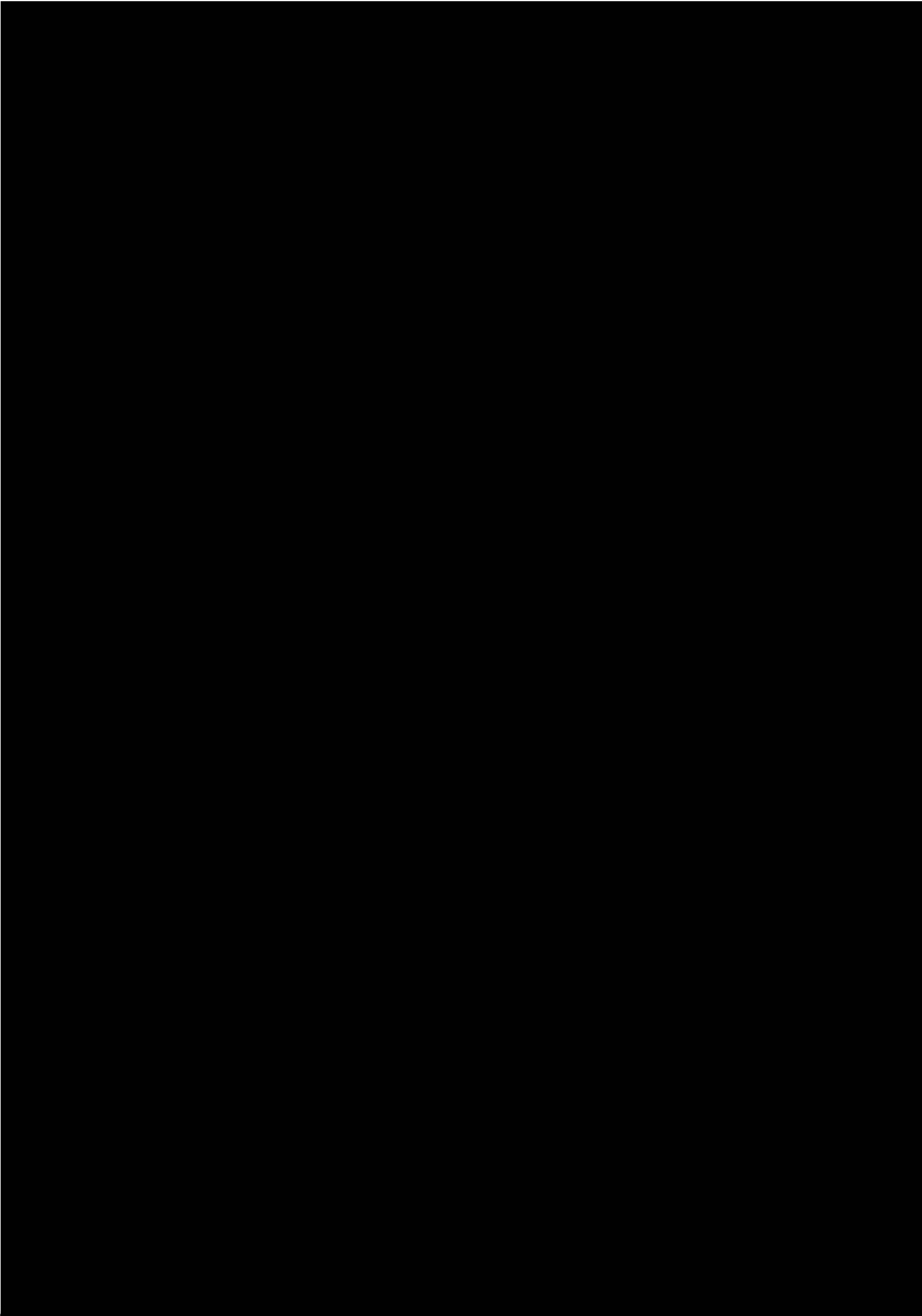
RE: 2/751A Finchley rd NW11

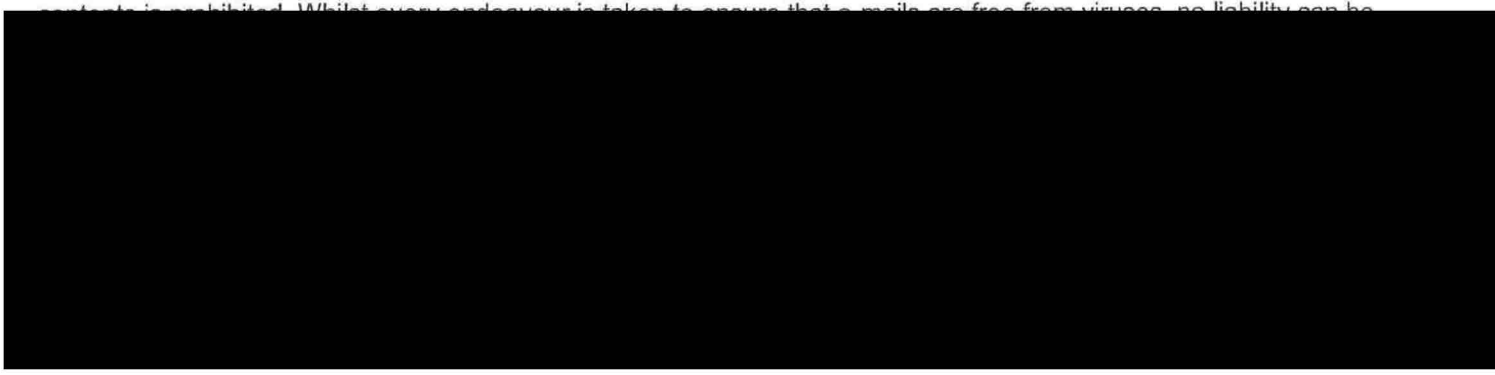
1 message







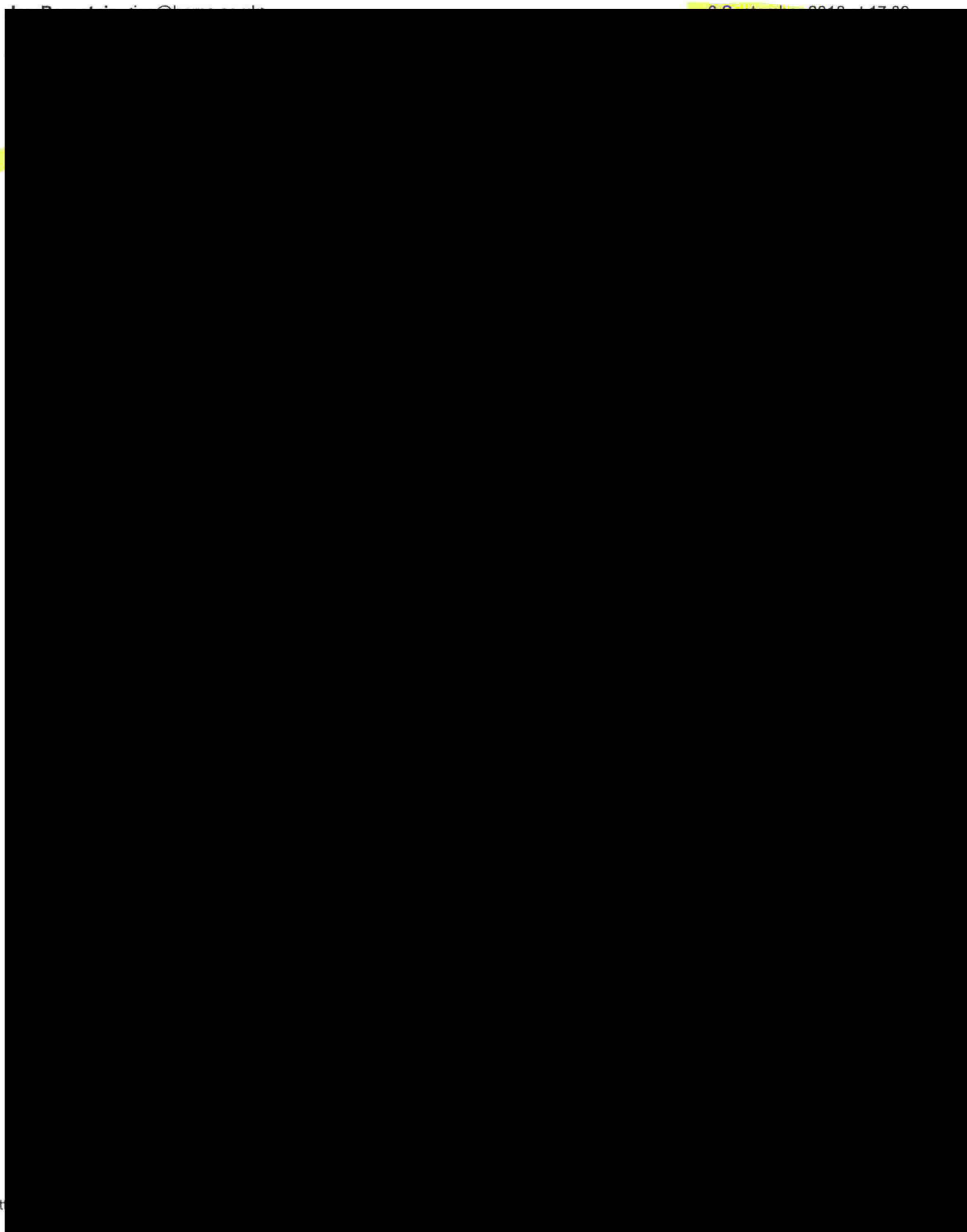


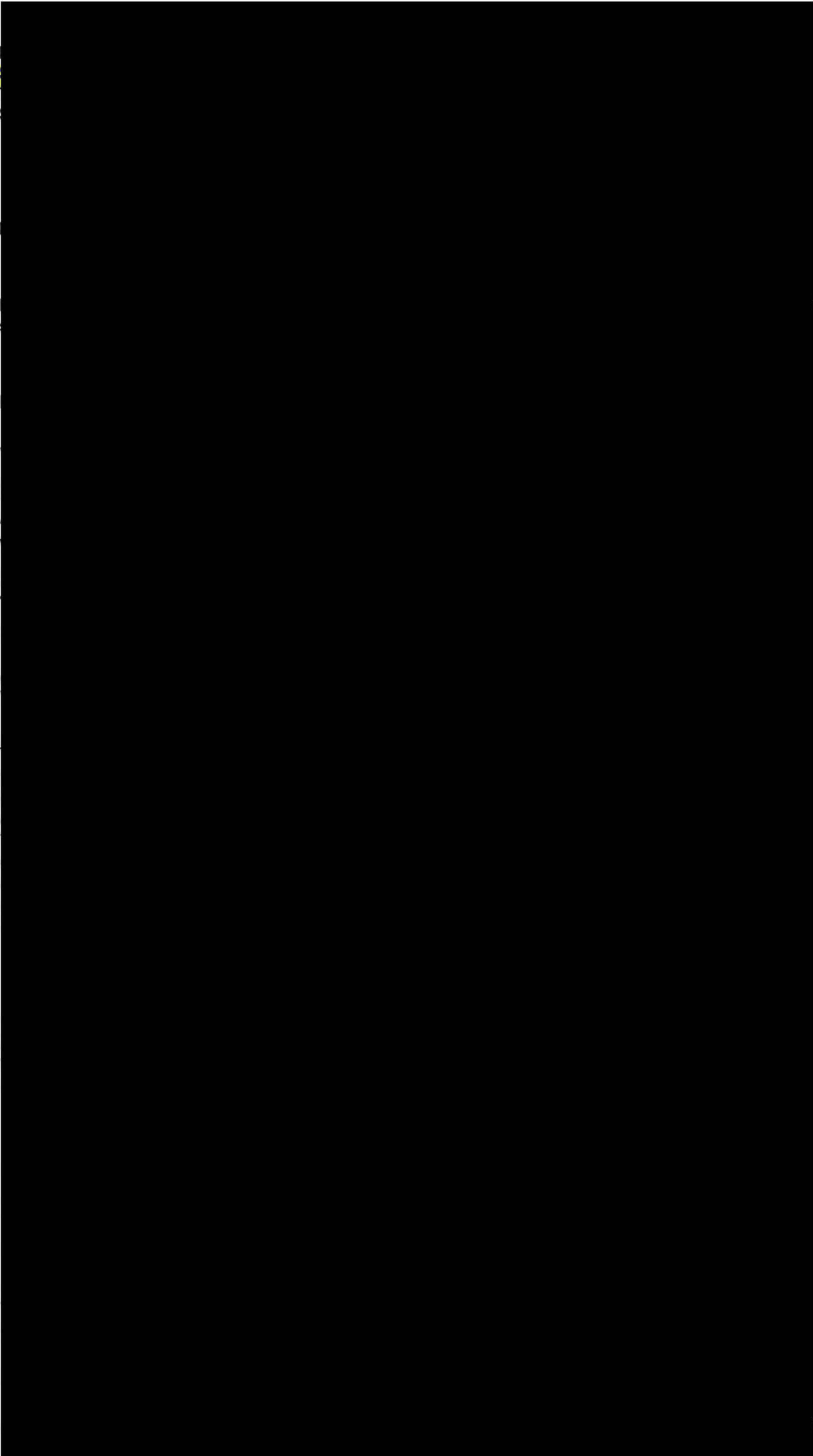




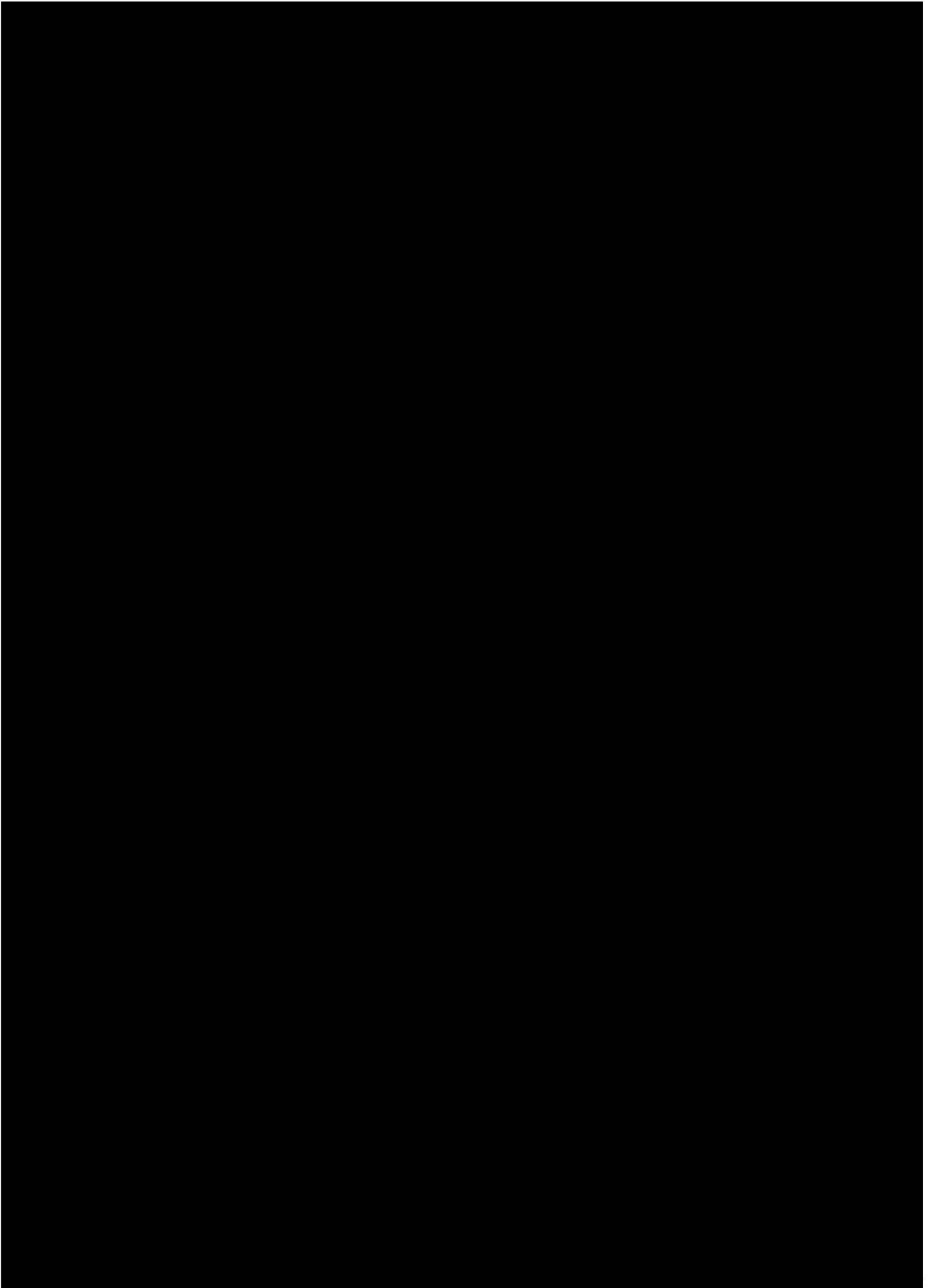
RE: Rent 2/751A Finchley rd-

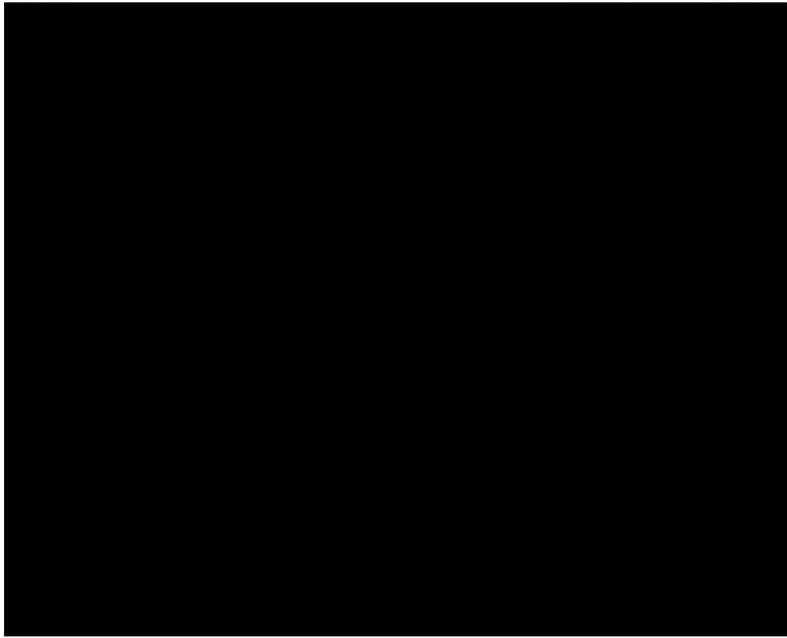
1 message





e need to





RENT ARREARS.

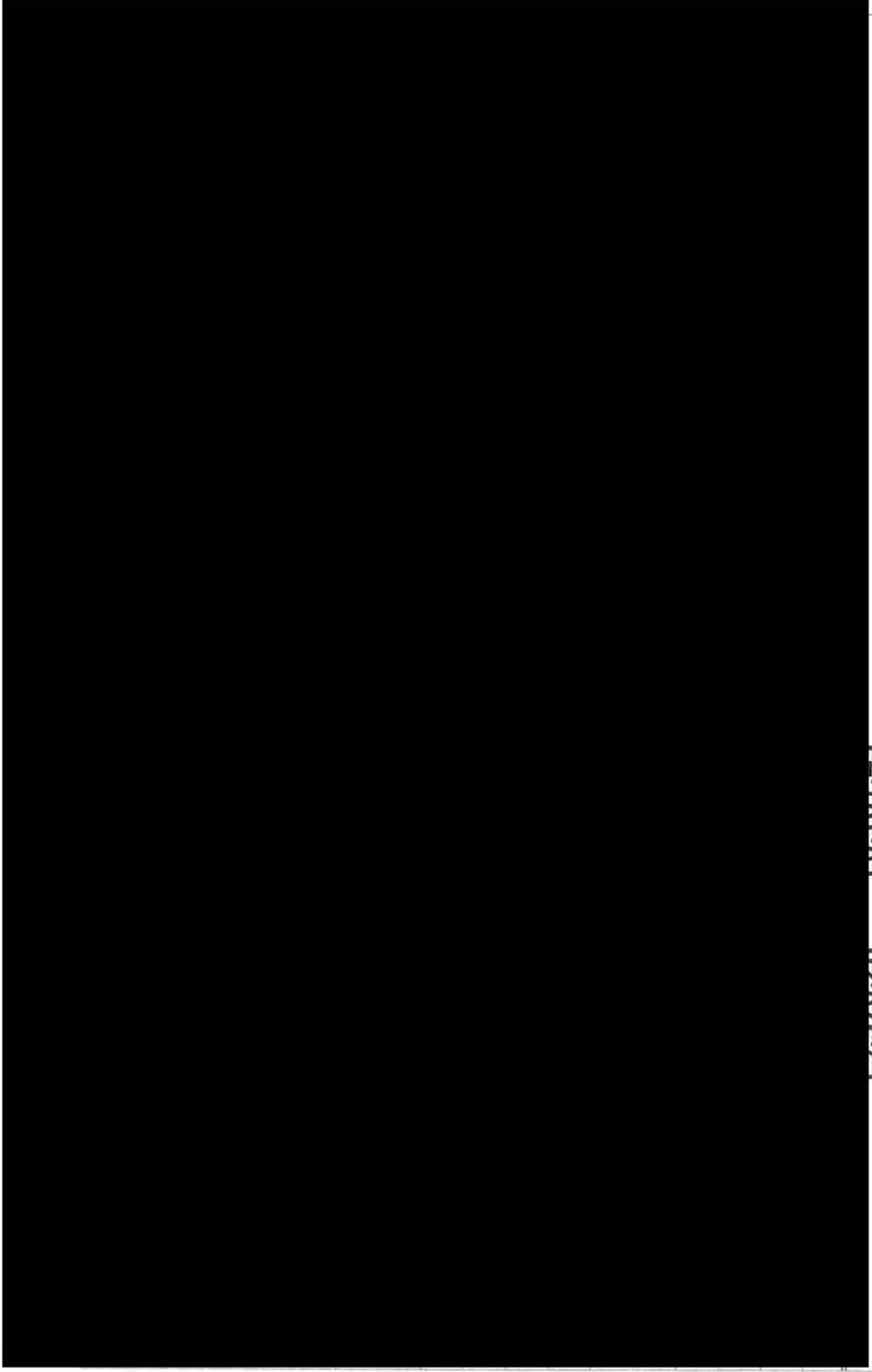
[REDACTED]

[REDACTED]

Flat 2

751a Finchley Road

London

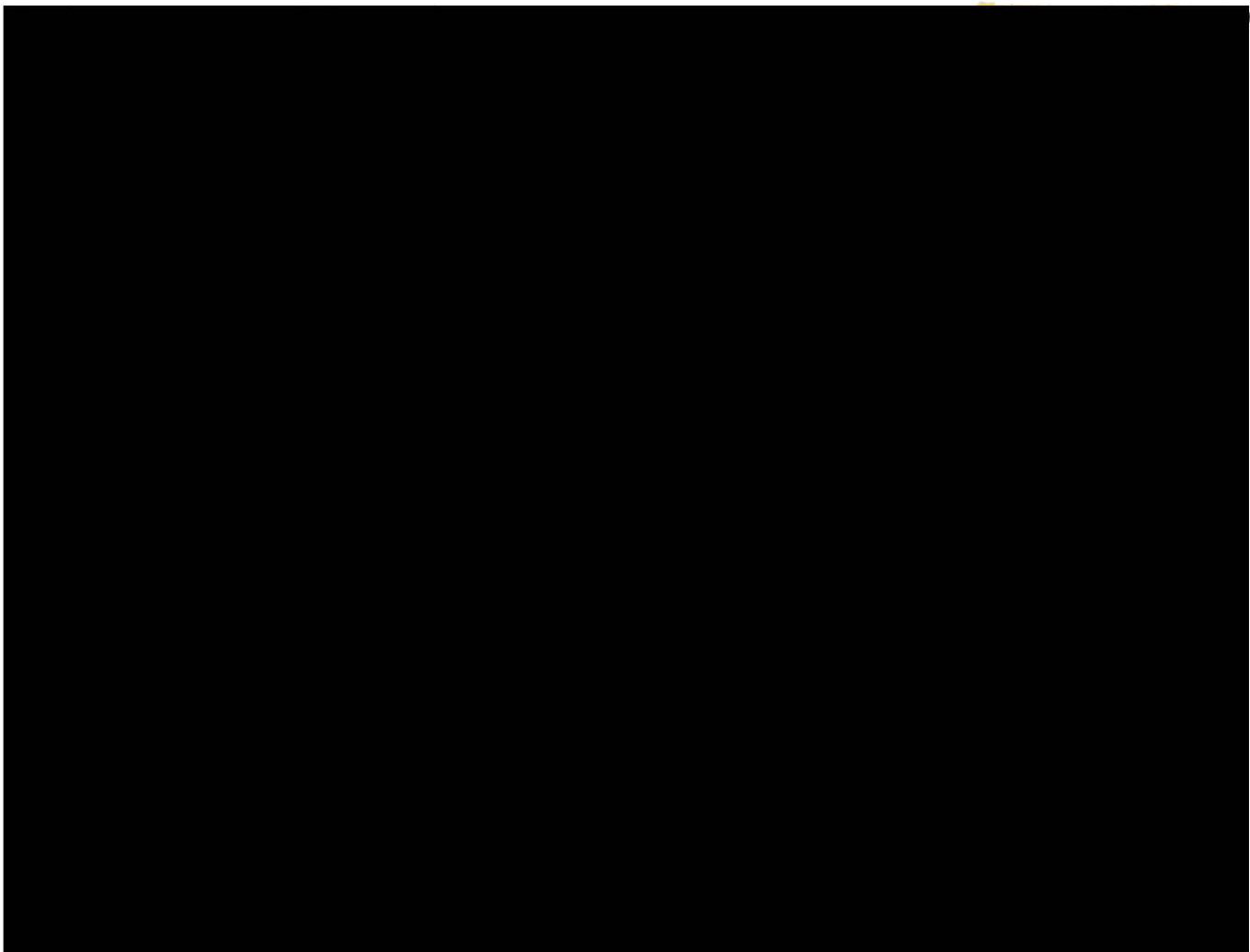


EJ270120 EJ270123



re Flat 2, 751a finchley Rd

1 message

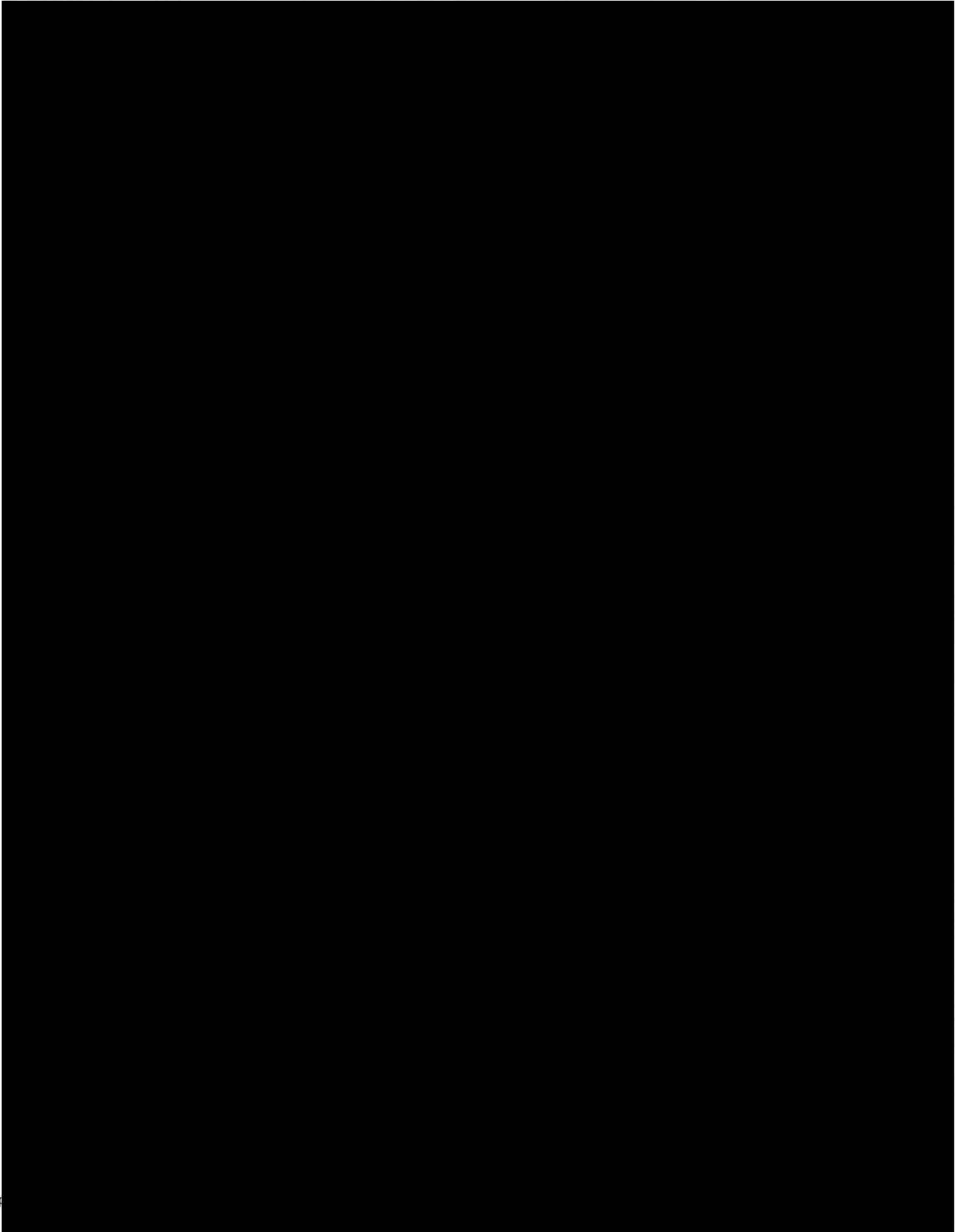


6:37



FW: re Flat 2, 751a finchley Rd

1 message





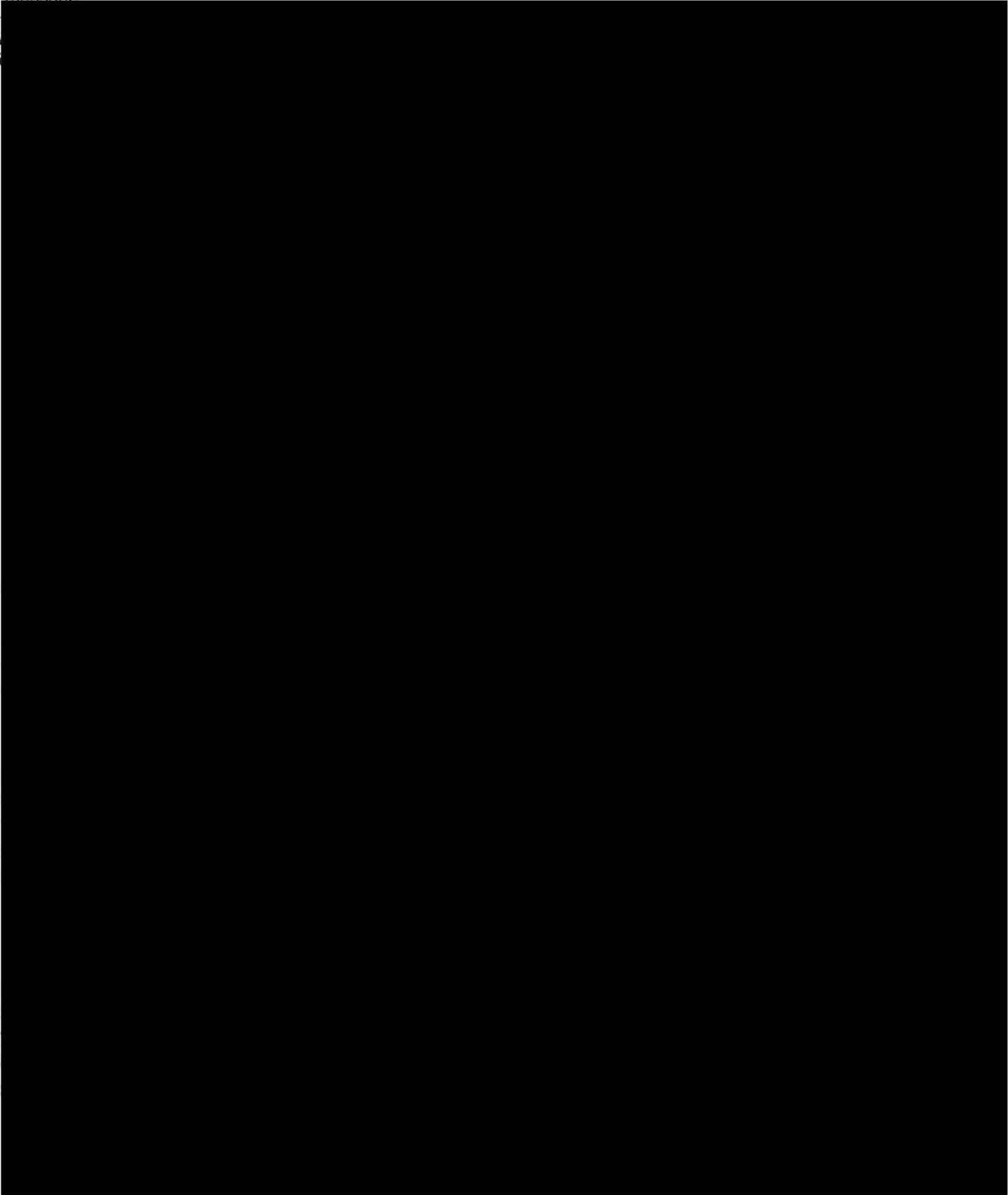
re



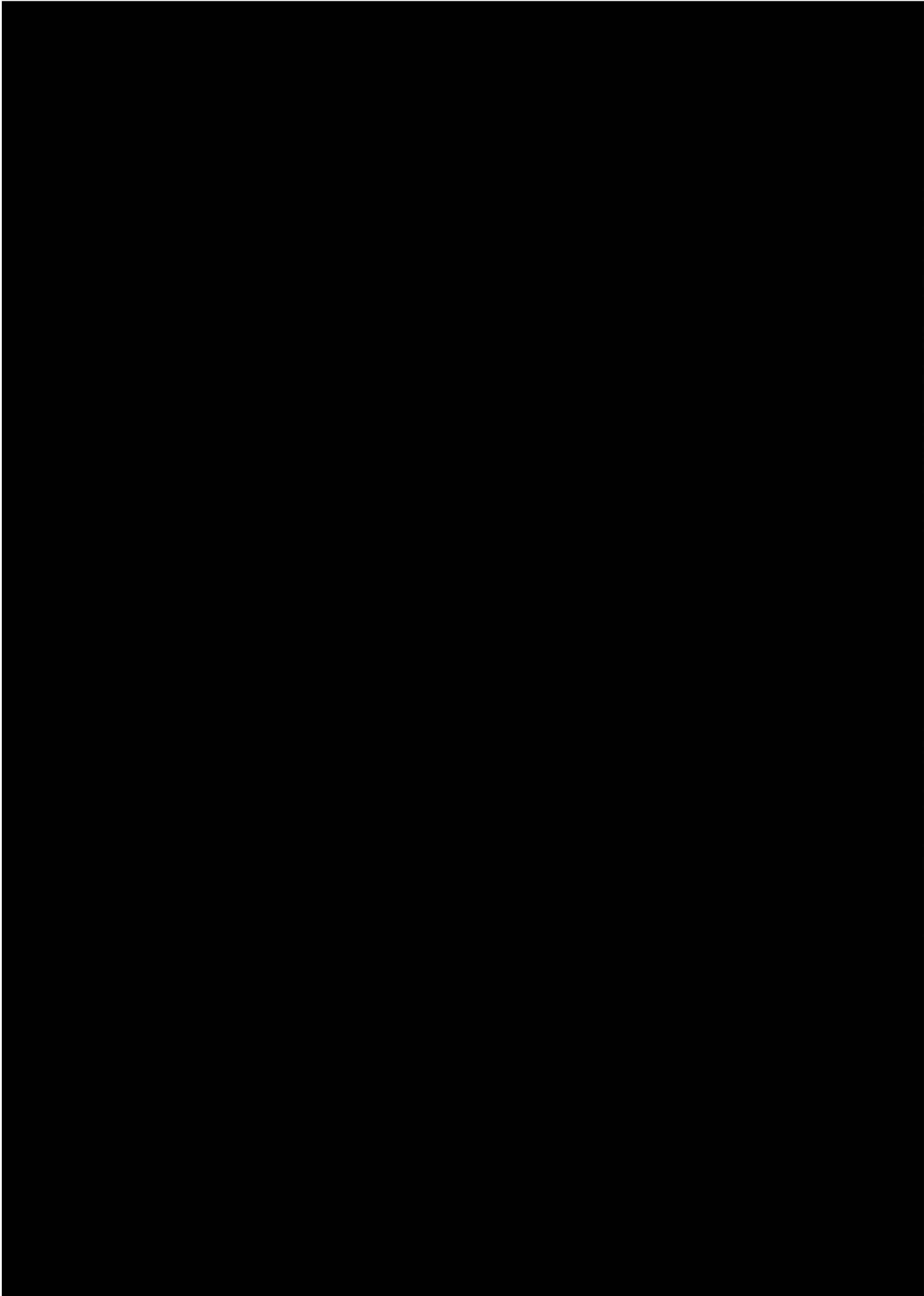
Fwd: FW: TDS Cert 2 751a finchley Road

1 message

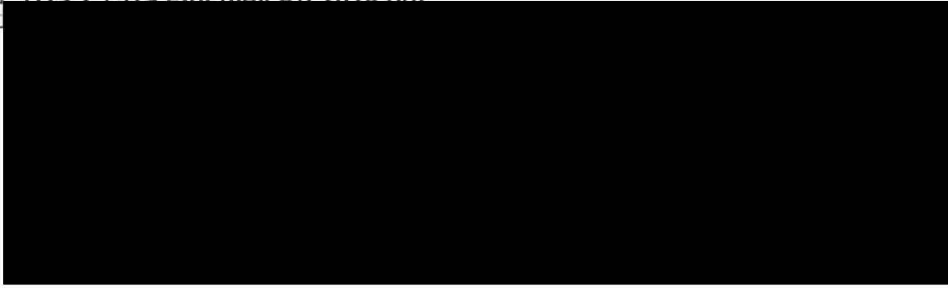
A
T



Hi



TDS 2 751a Finchley Rd 2018.pdf



INVOICE

VAT Reg No: 777-8744-56

Invoice To:

Sellata Ltd
29 Fountayne Road
London
N16 7EA

Date
Invoice Number
Date Instructed
Date Served
Client Ref

DESCRIPTION		
Attendance at 751 Finchley road, London, NW11 8DL on 02/04/19 to effect personal service of Sec 8 notice on Mr Saeed HASSAN		

Overdue accounts are subject to Statutory Interest of 8% plus Bank of England Base Rate per month

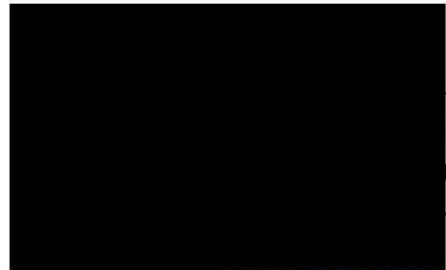
THANK YOU FOR YOUR BUSINESS!



Housing Benefits
PO Box 2015
Pershore
WR10 9BG

Claim Reference: 20207

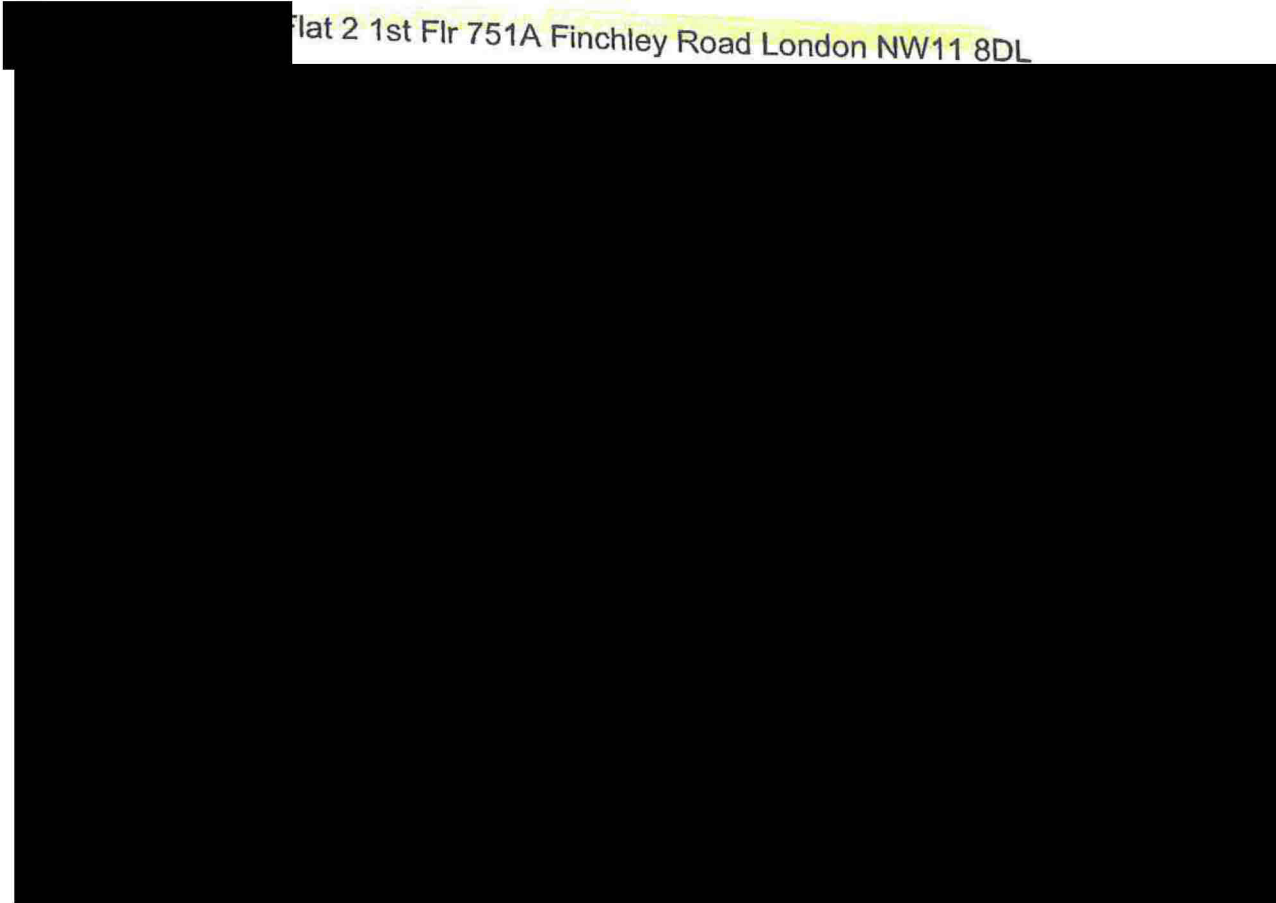
Berns & Company
43 Mill Lane
West Hampstead
London
NW6 1NB



Dear Berns & Company

Date: 24/04/2019

Flat 2 1st Flr 751A Finchley Road London NW11 8DL



0000/01/00000/00000000/1802000
06207401/01/01/3372/001/001



m
0
k
k

e

ASSURED SHORTHOLD TENANCY AGREEMENT

**for residential accommodation
furnished and unfurnished**

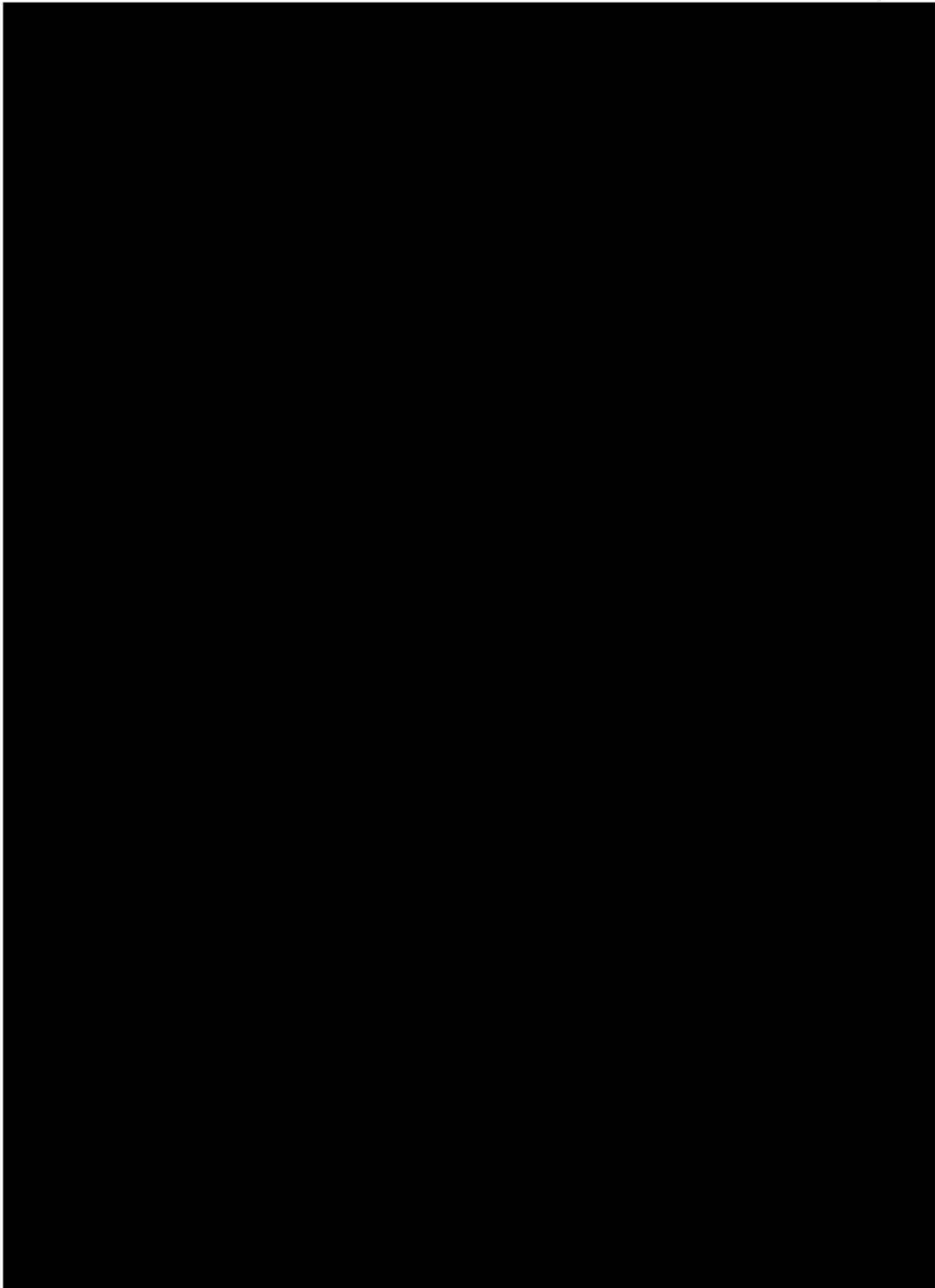
This Tenancy Agreement is for letting furnished or unfurnished residential accommodation on an Assured Shorthold Tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.

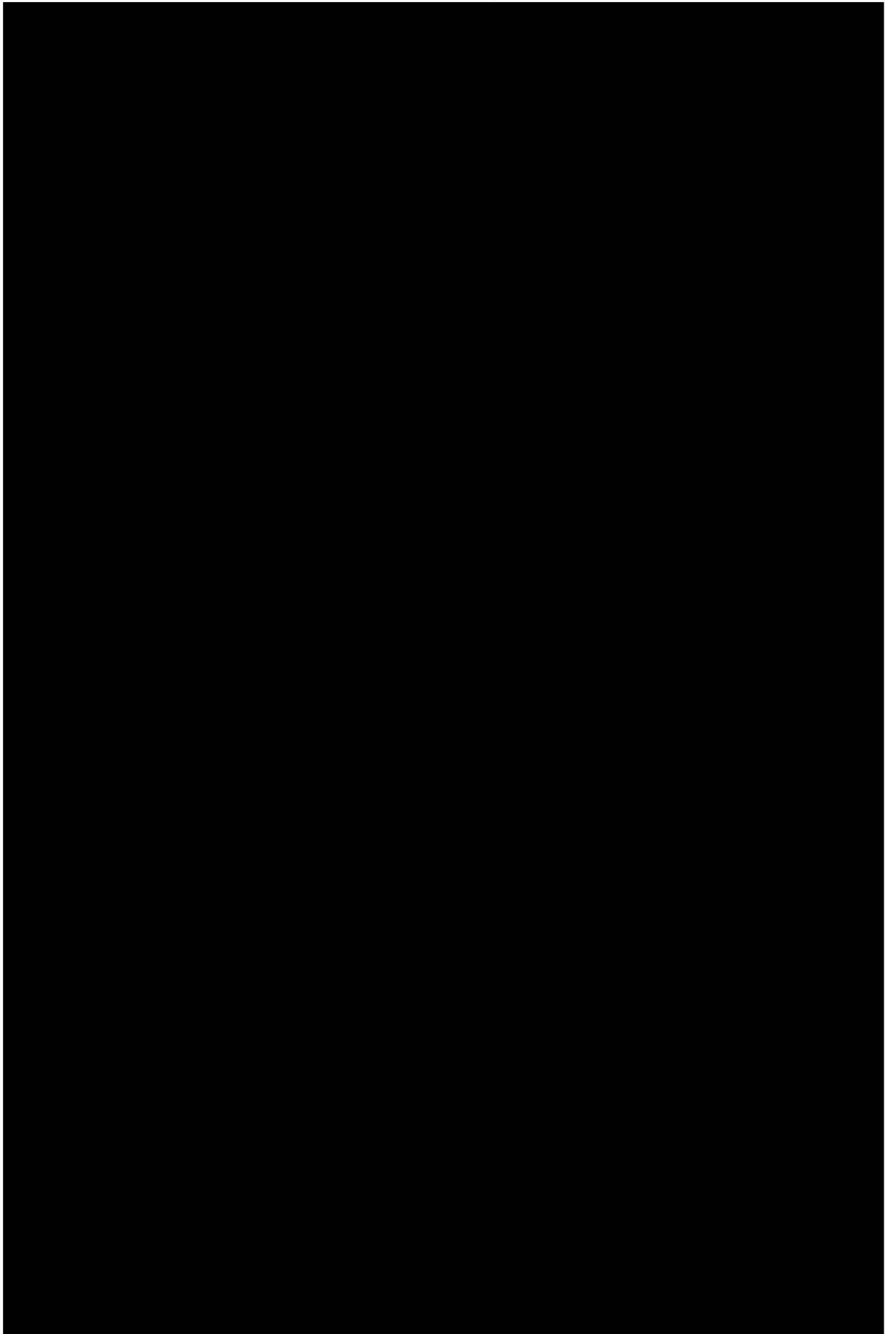
N.B. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for new tenancies created on or after 28 February 1997.

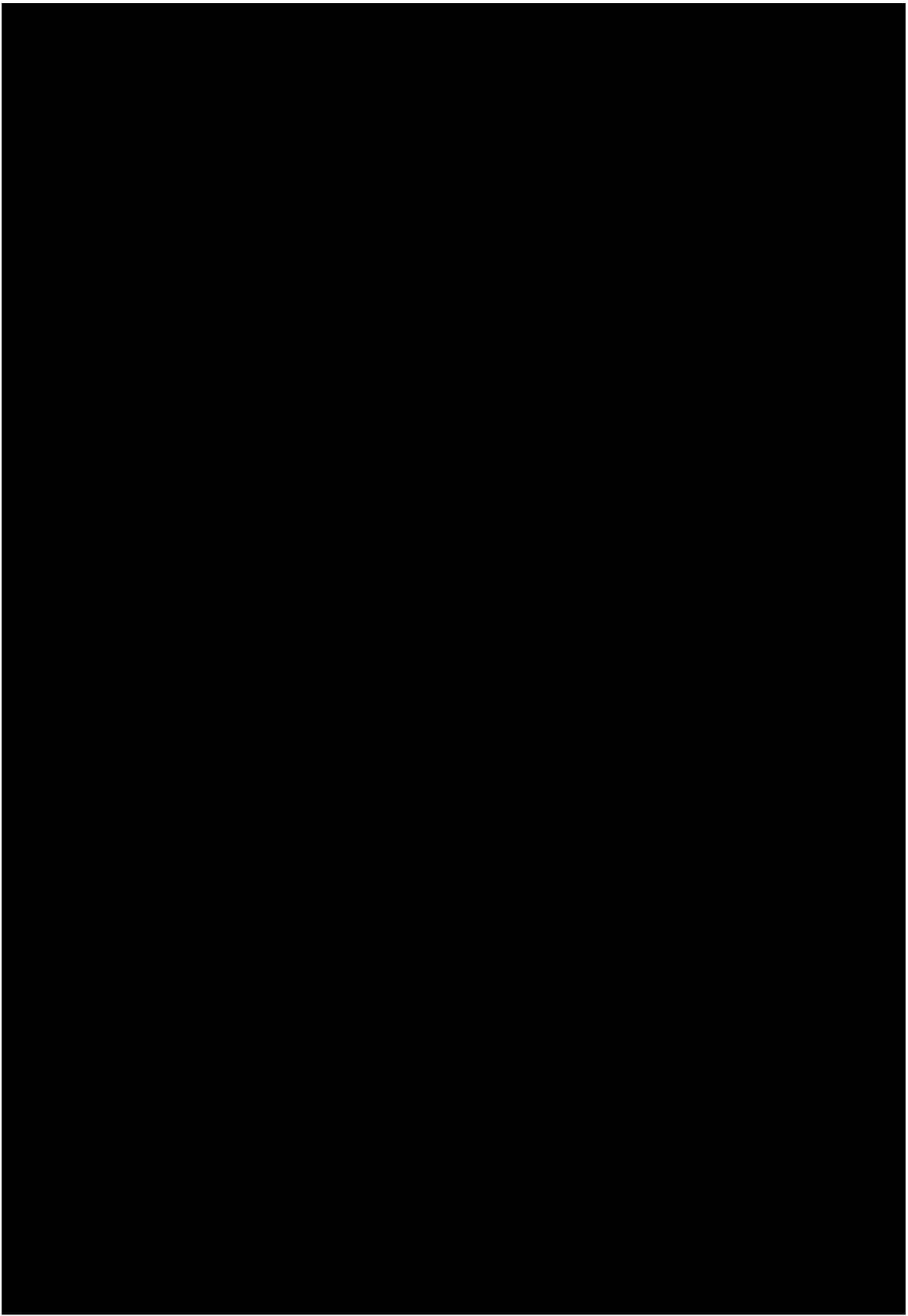
This agreement is made on the date specified below between the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an Assured Shorthold Tenancy within the meaning of the Housing Act 1988.

DATE **30/07/2019**

PREMISES **Flat 2 751a Finchley Road**
London NW11 8DL







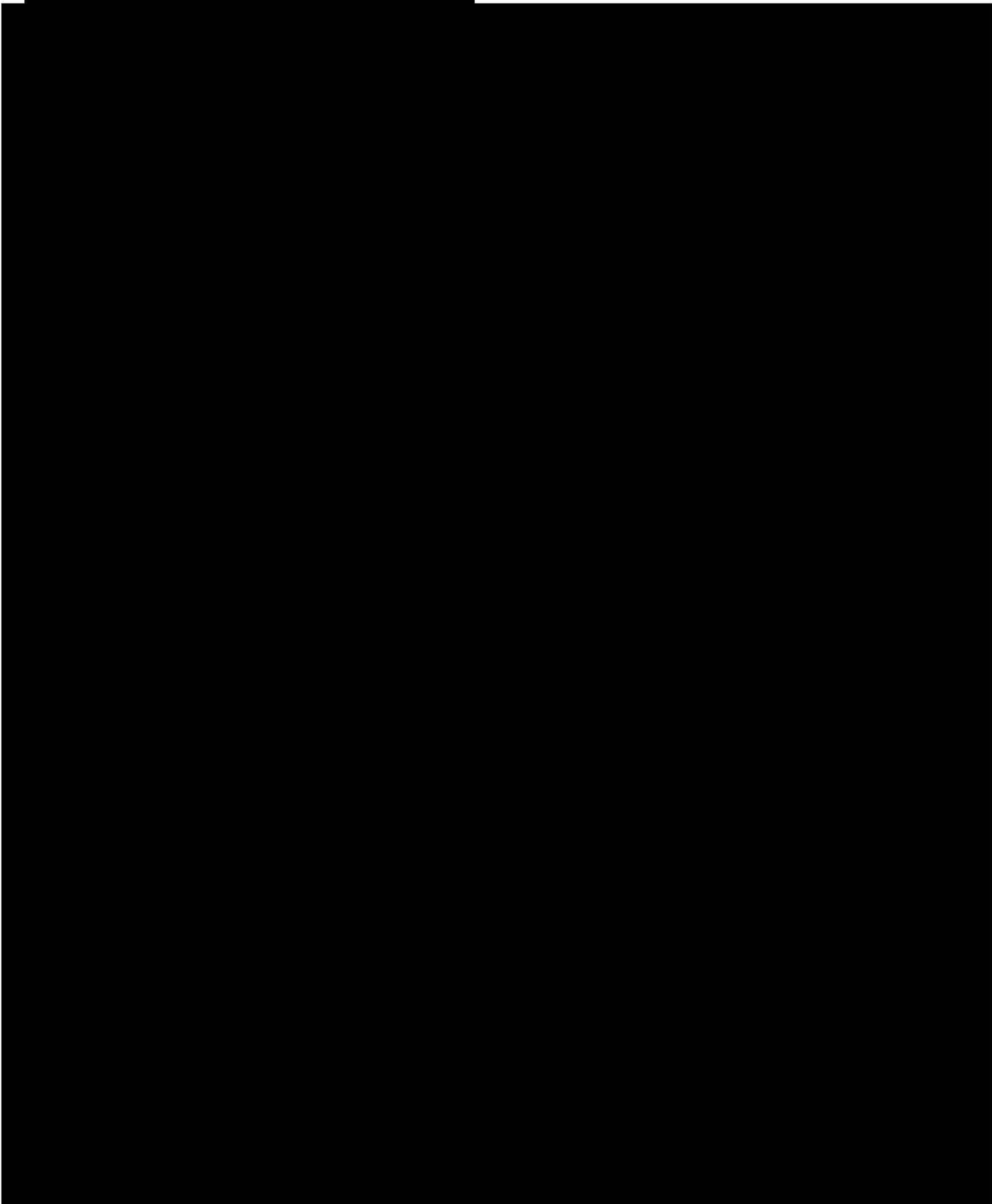


R [Redacted]

1 message

A [Redacted]
To [Redacted]

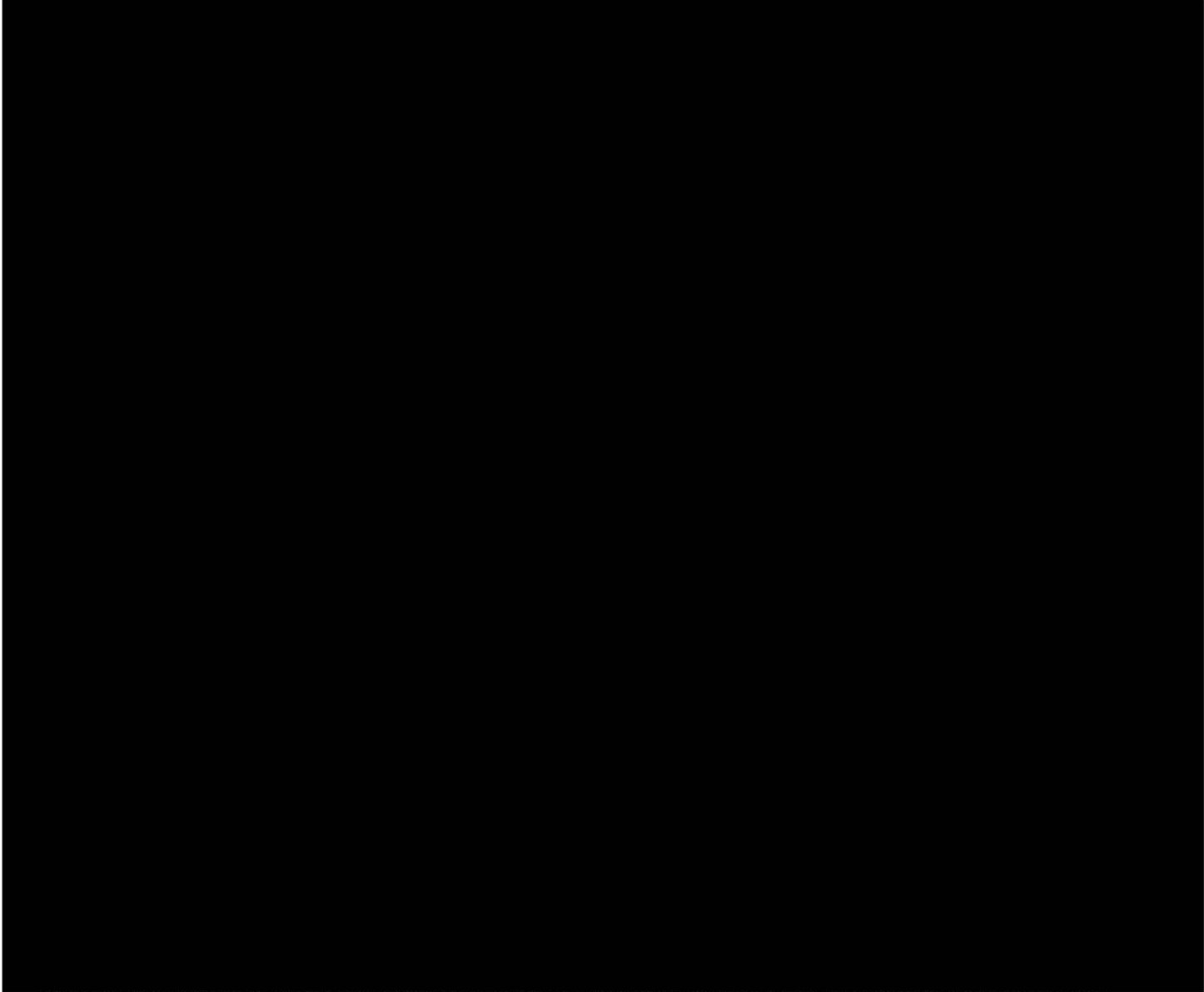
5 September 2019 at 19:44





BUSINESS ACCOUNT Statement

Printed: 29 October 2023

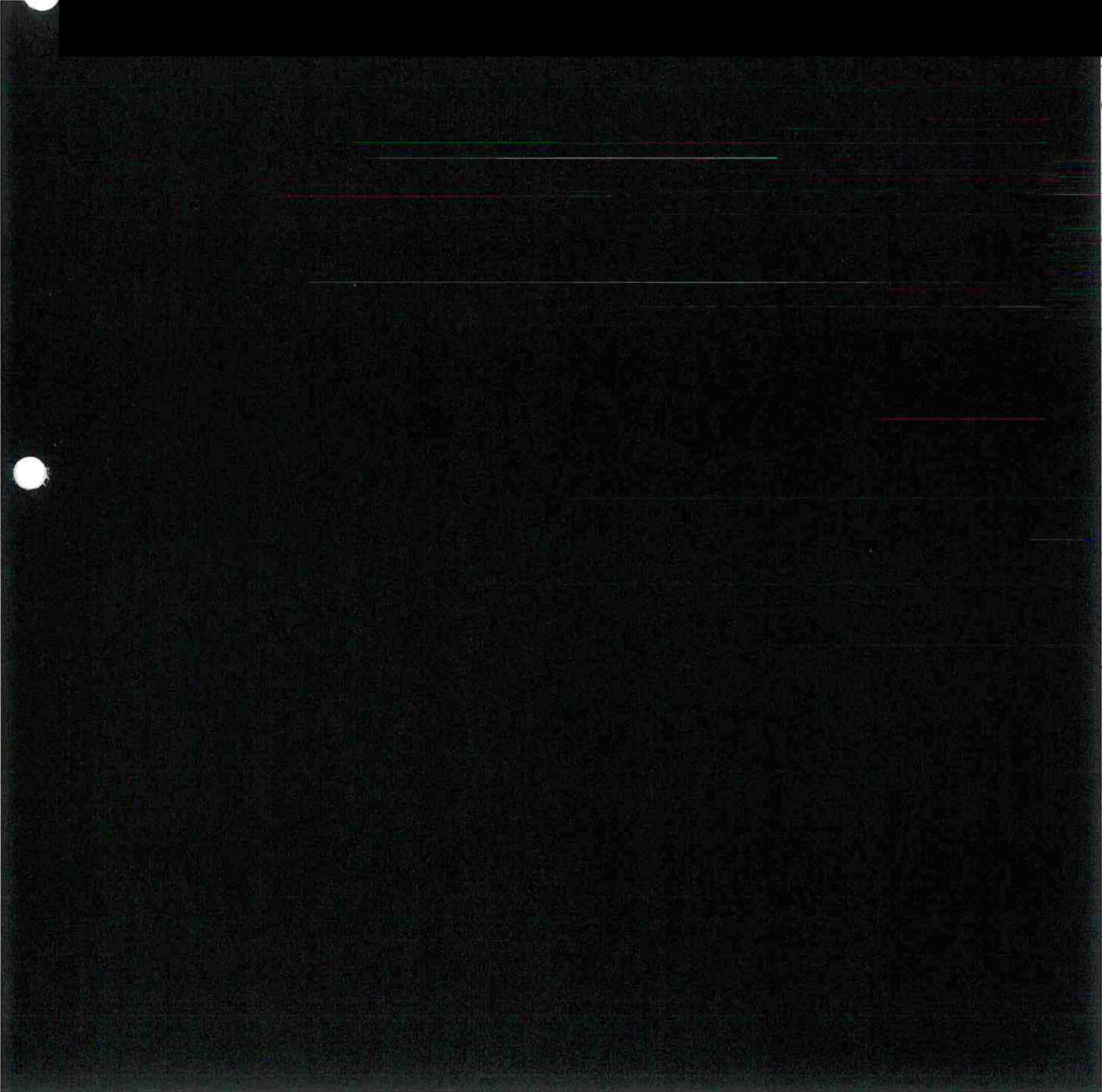


Eligible deposits with us are protected by the Financial Services Compensation Scheme (FSCS). We are covered by the Financial Ombudsman Service (FOS). Please note that due to FSCS and FOS eligibility criteria not all business customers will be covered. For further information about the compensation provided by the FSCS, refer to the FSCS website at www.FSCS.org.uk/.

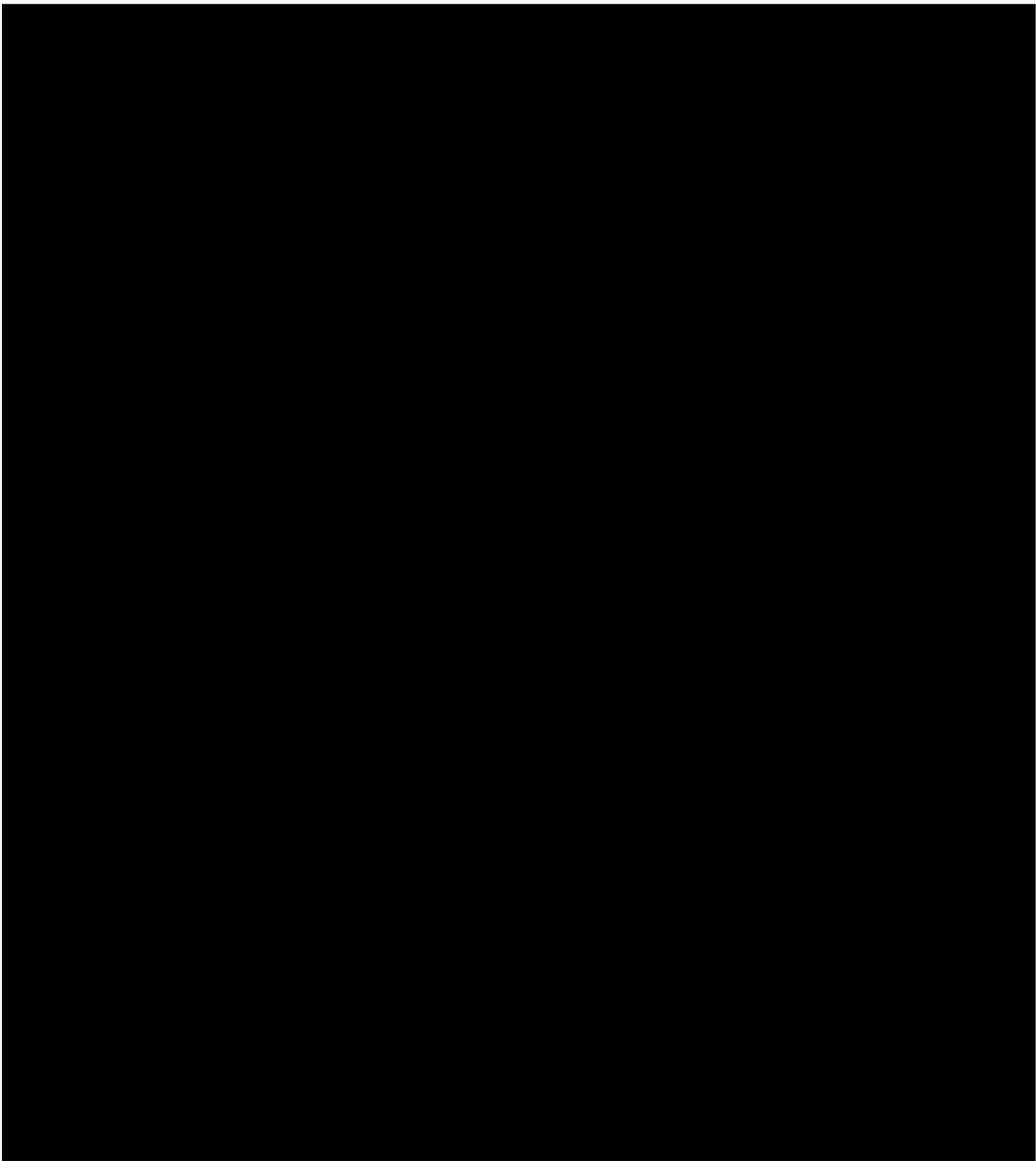


BUSINESS ACCOUNT Statement

Printed: 25 October 2023



2.95
0.95
1.95
5.95
0.28
0.28
0.28
1.67
1.67
1.67
1.67
4.17
5.60
0.40
5.20
4.00
4.00
1/4



Council Tax Bill 2019/2020

B/A/R/N/E/T

The
You
inc

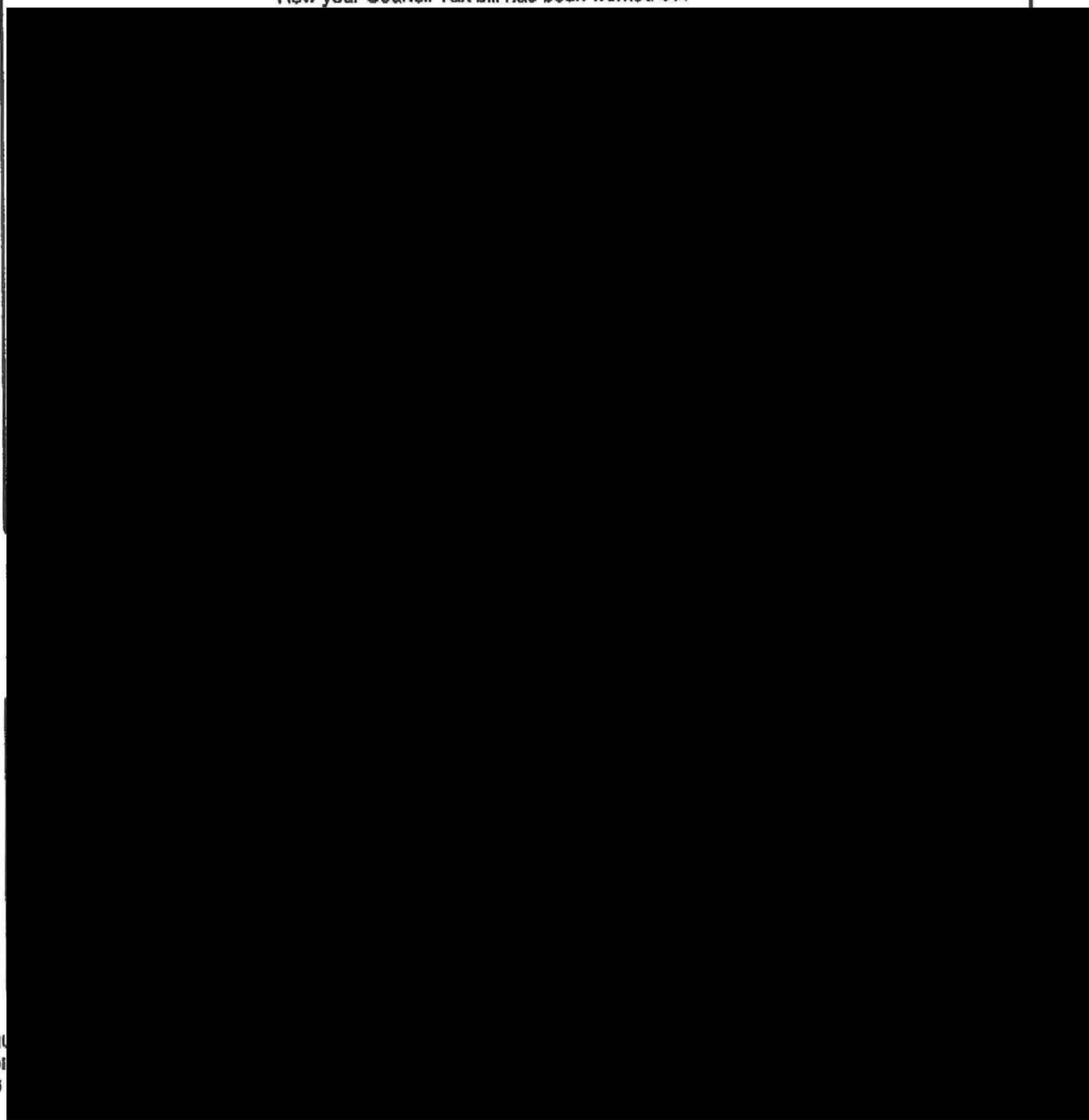


ORDER 2.1073
20

0000010004900000000020885788
0374316100098999001001

Property Address	Band
Flat 2 1st Flr	
751A Finchley Road	
London	A
NW11 8DL	

How your Council Tax bill has been worked out



YOU MU
E.G. DI
IF YOU

ASSURED SHORTHOLD TENANCY AGREEMENT

**for residential accommodation
furnished and unfurnished**

This Tenancy Agreement is for letting furnished or unfurnished residential accommodation on an Assured Shorthold Tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.

N.B. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for new tenancies created on or after 28 February 1997.

ASSURED SHORTHOLD TENANCY AGREEMENT

for residential accommodation
furnished and unfurnished

This Tenancy Agreement is for letting furnished or unfurnished residential accommodation on an Assured Shorthold Tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.

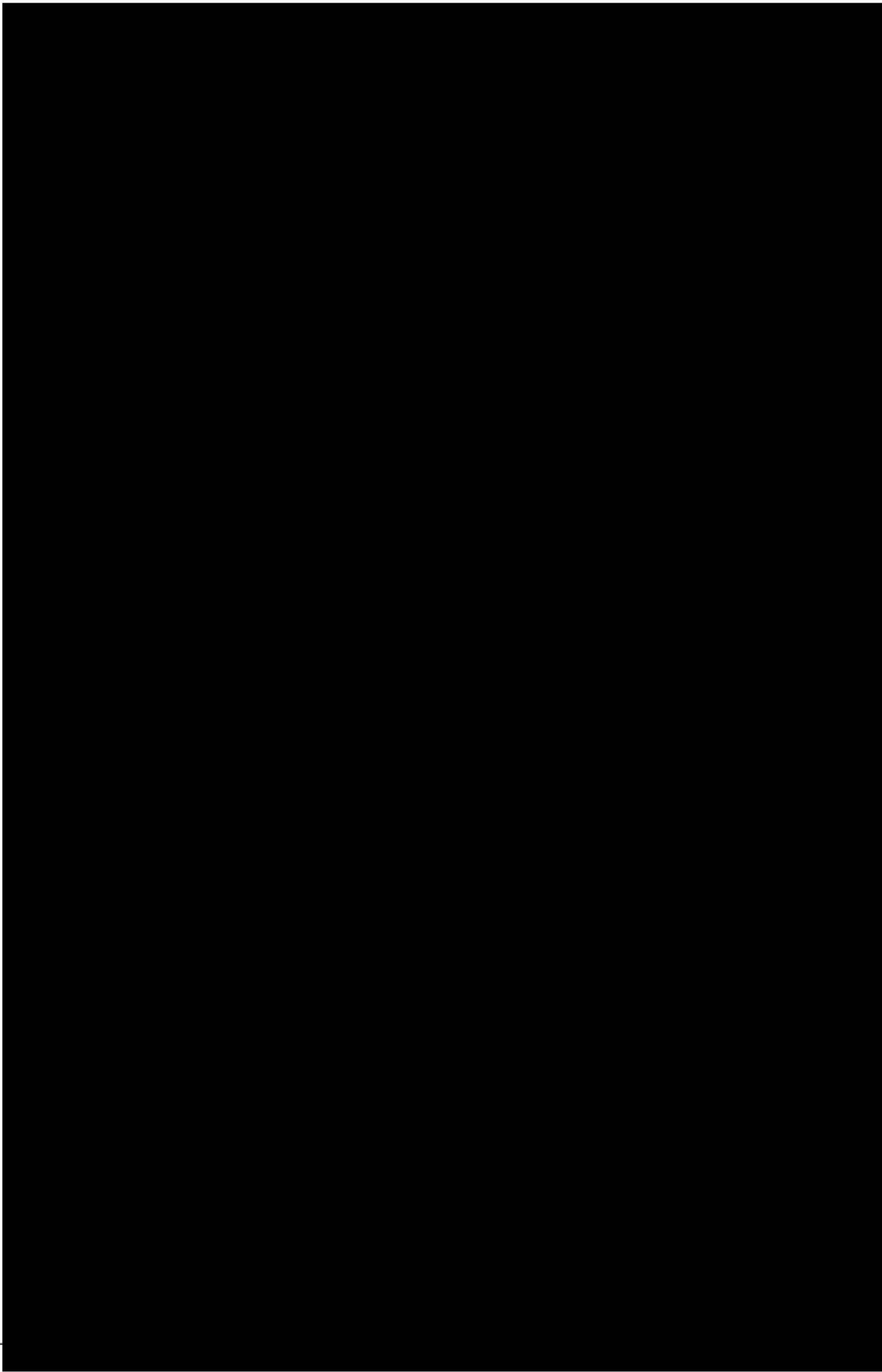
N.B. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for new tenancies created on or after 28 February 1997.

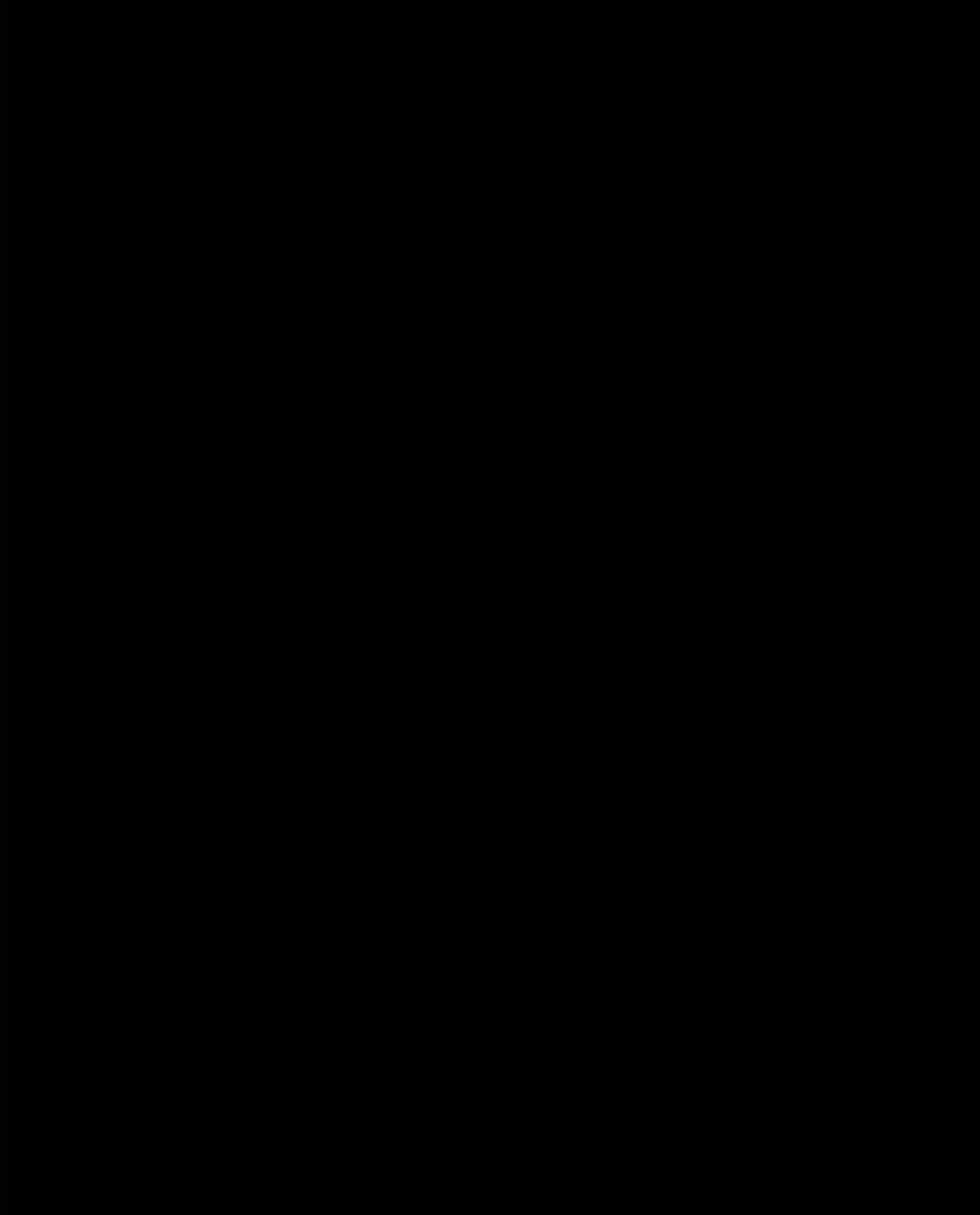
This agreement is made on the date specified below between the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an Assured Shorthold Tenancy within the meaning of the Housing Act 1988.

DATE 02/02/2020

PREMISES Flat 2 751a Finchley Road
London NW11 8DL







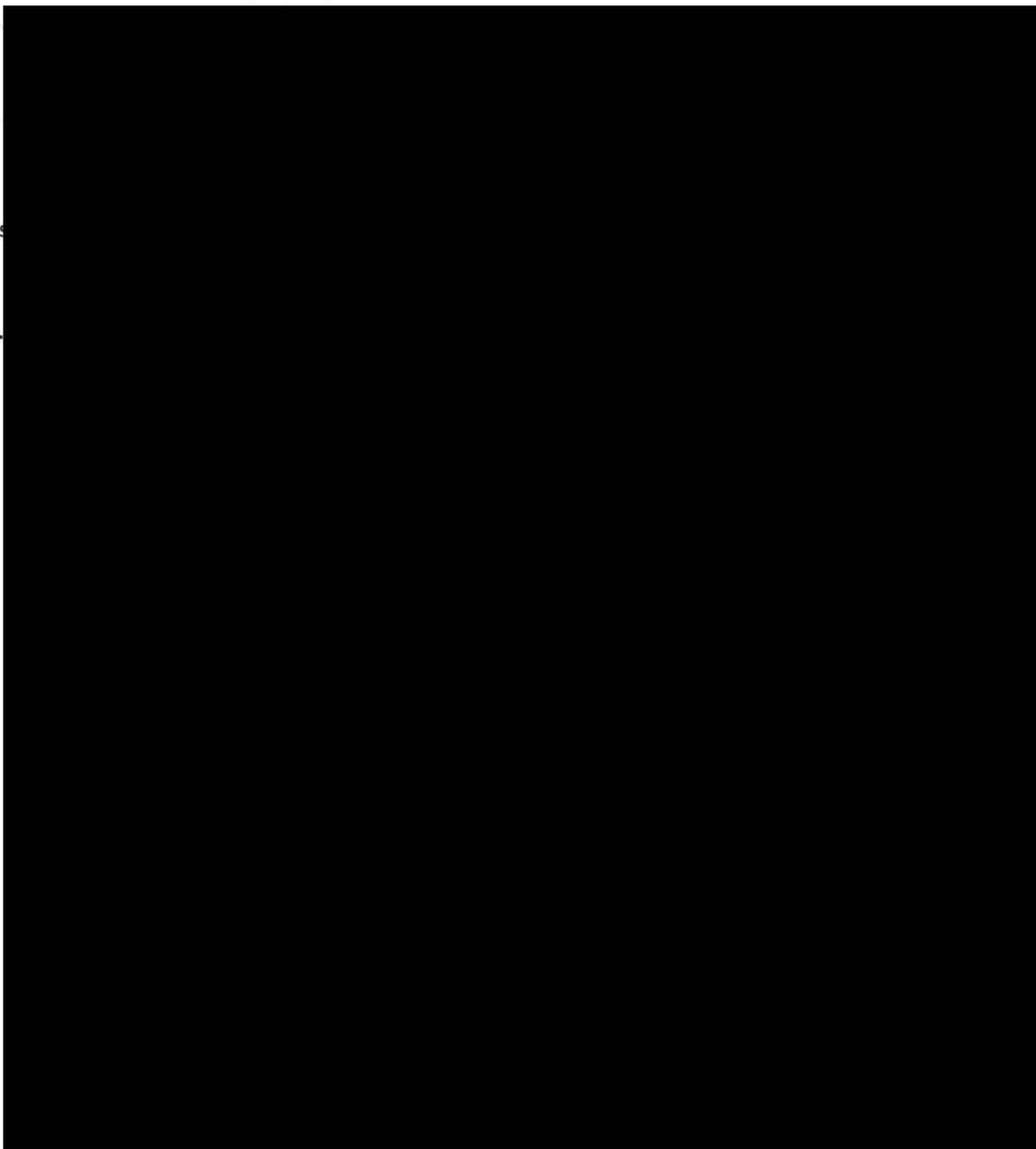
Address *12345*



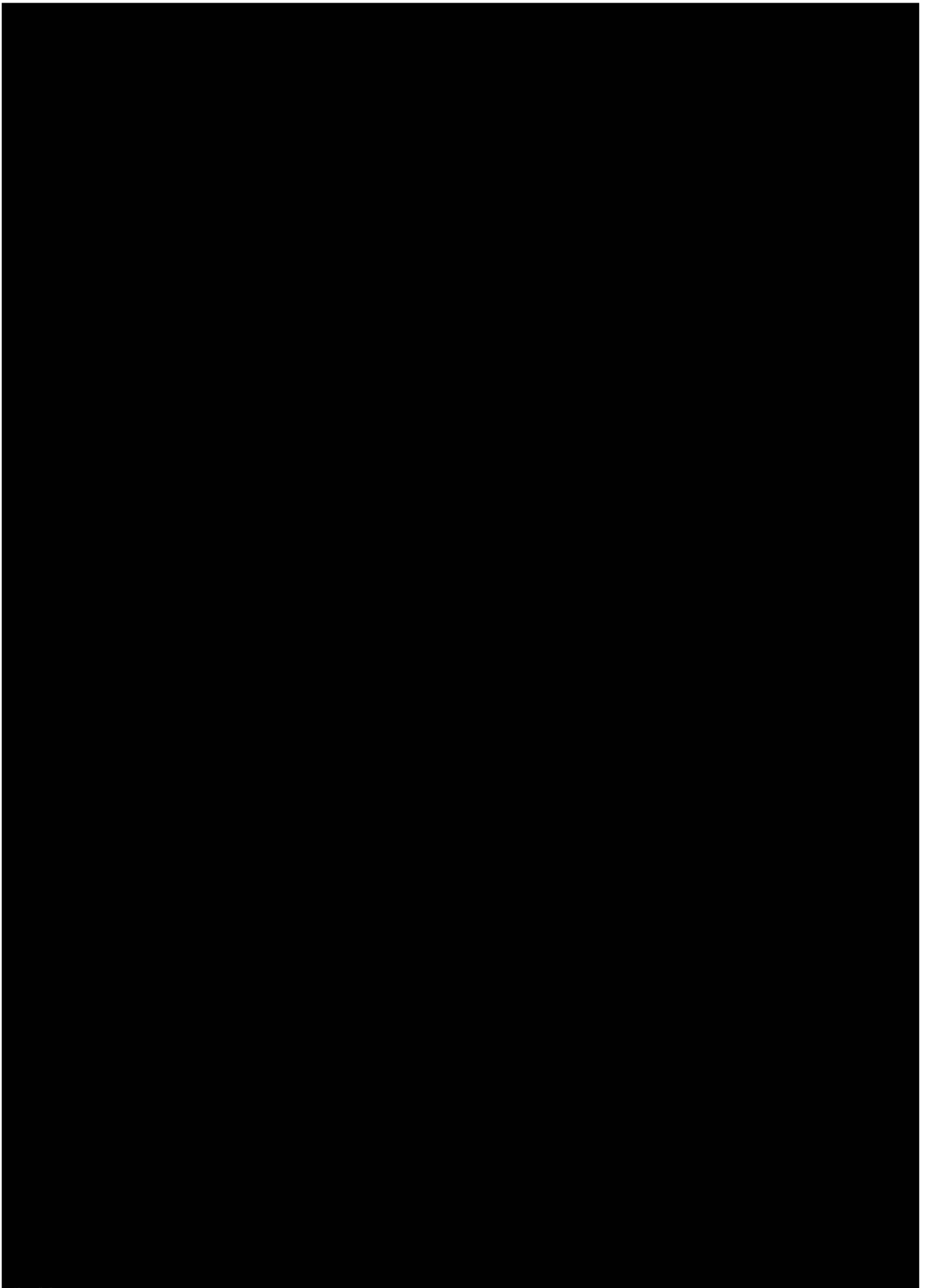
The property let by this agreement is: Studio 2, flat 751a Finchley Road NW11 8DL.

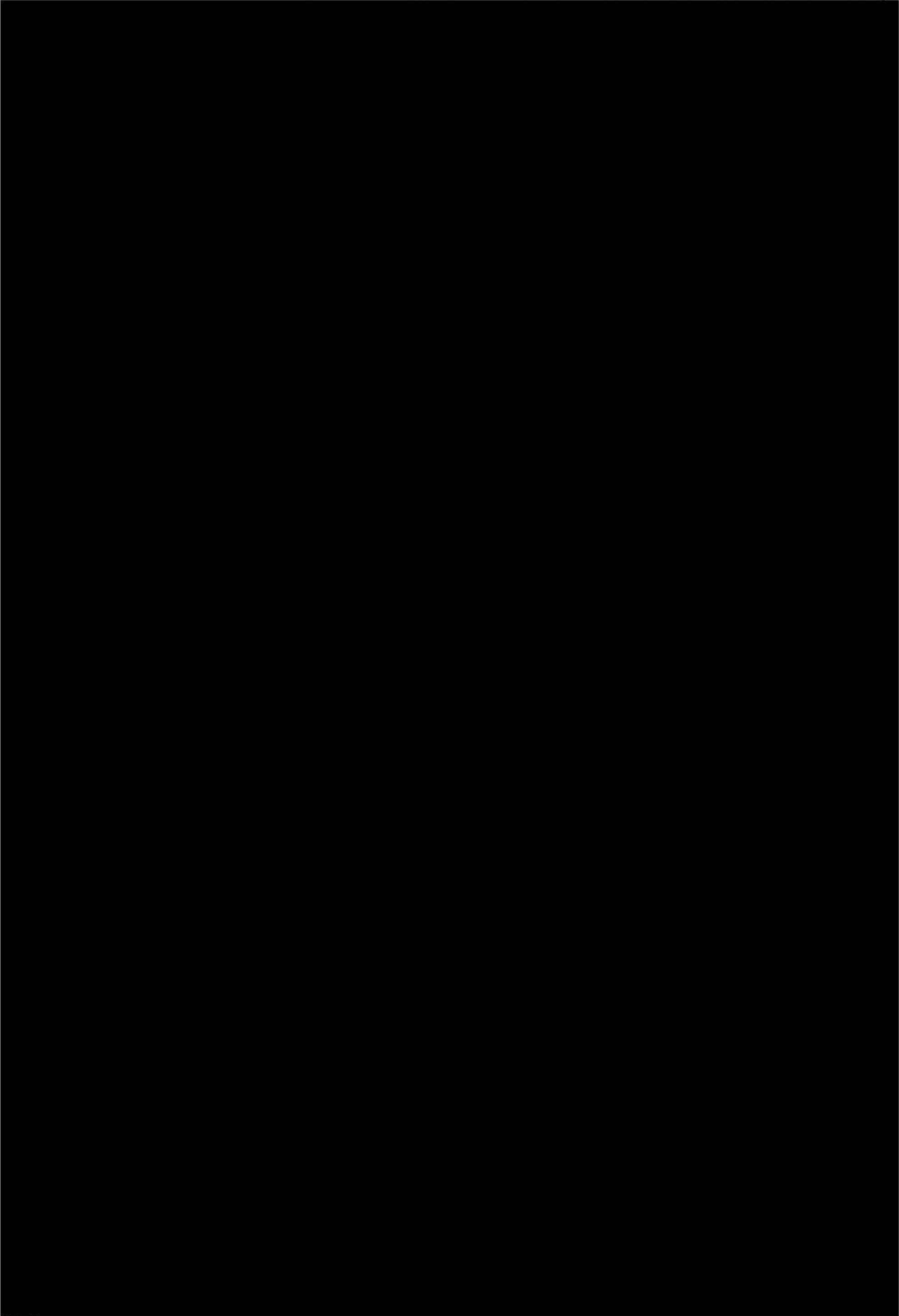
It is

3.



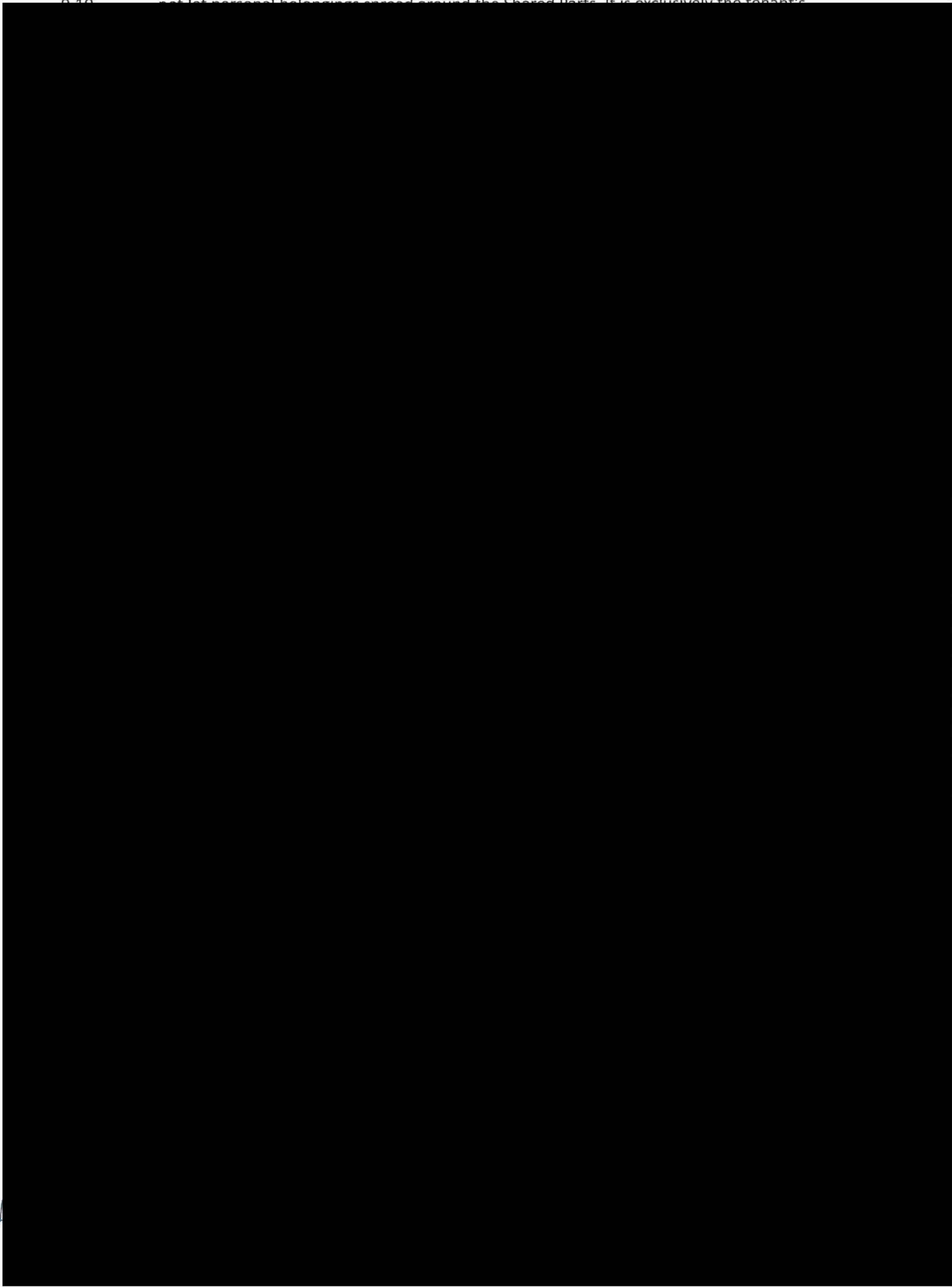
ALR

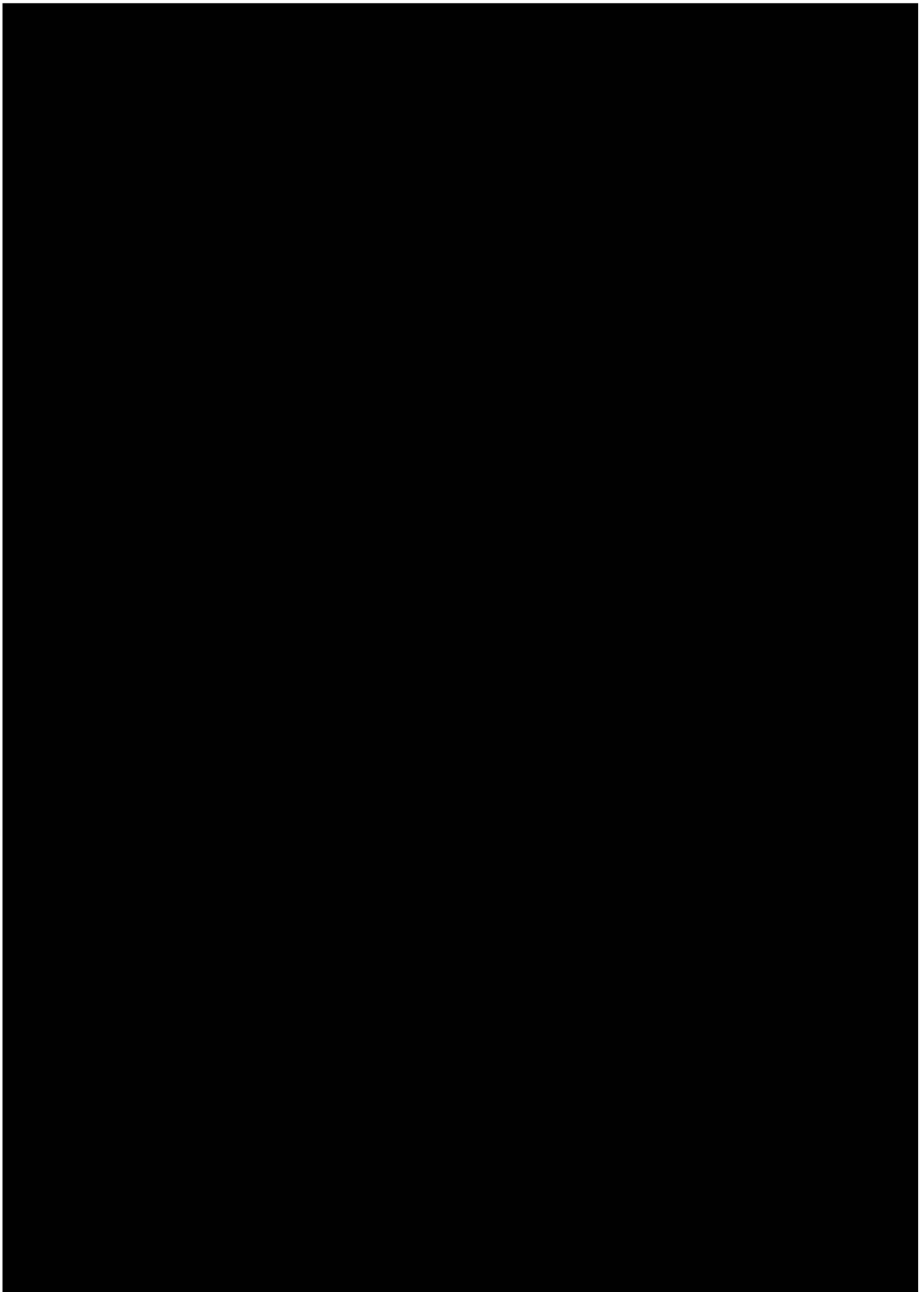




AKR

0-10 not let personal belongings around the Shared Parts. It is exclusively the tenant's

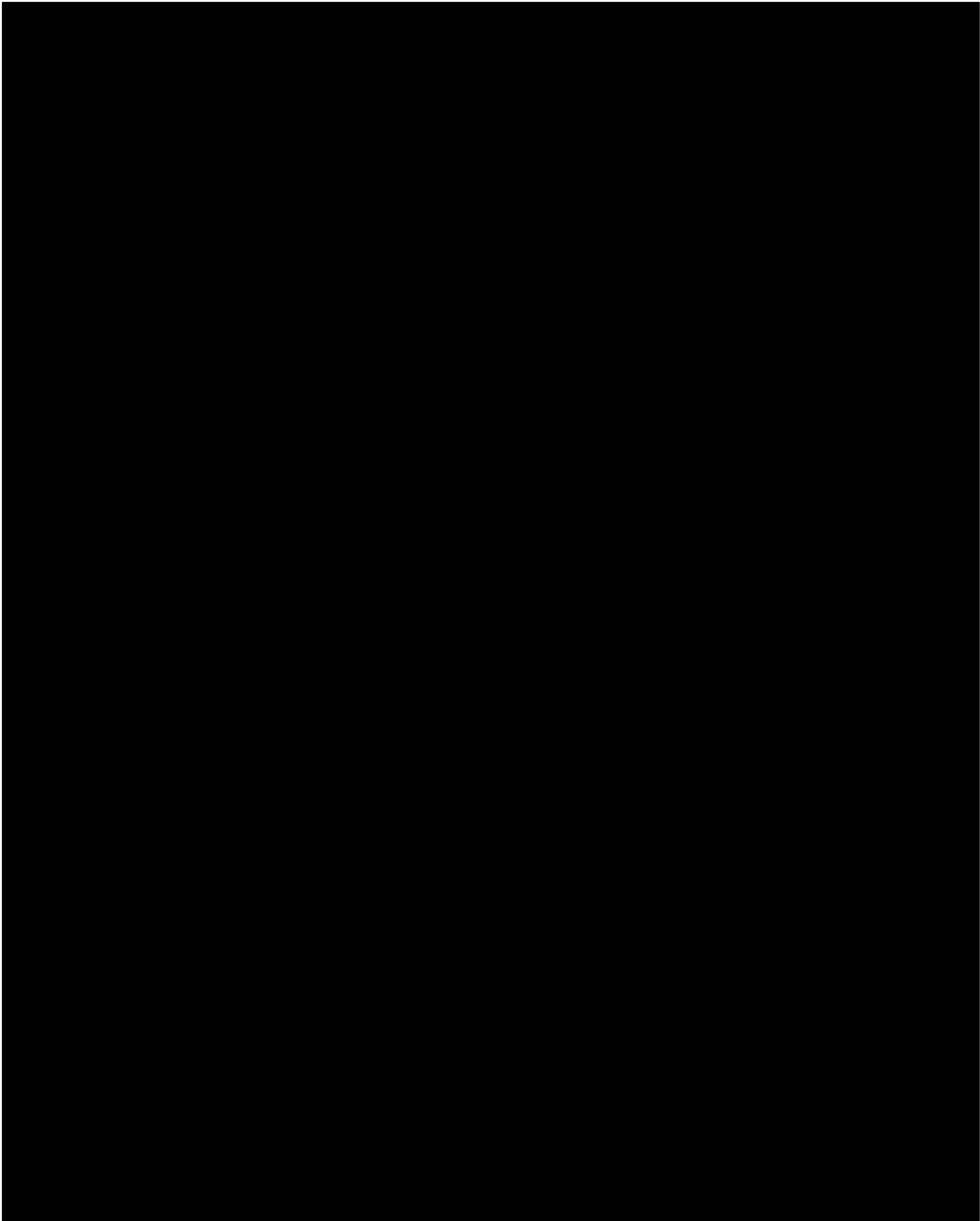




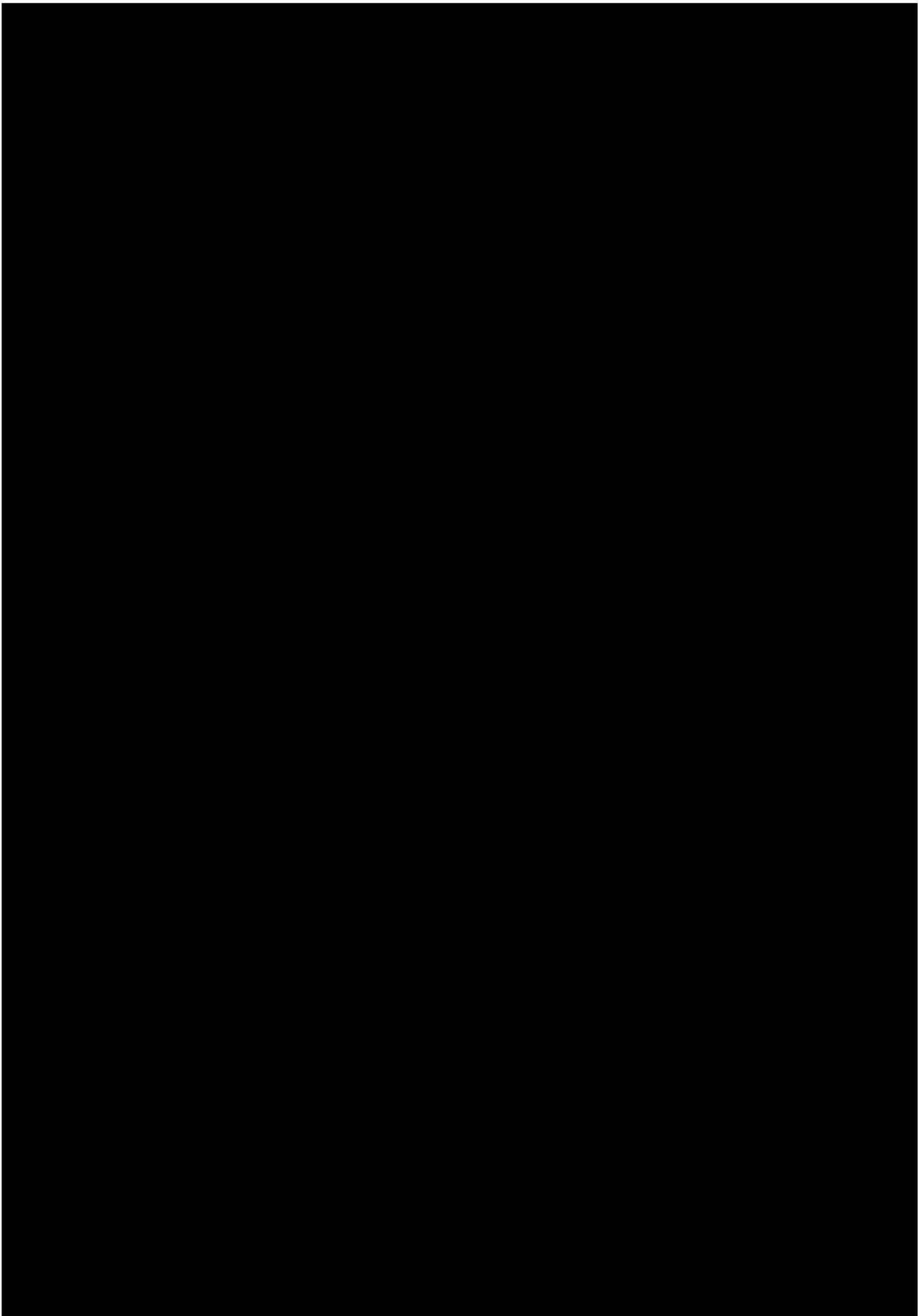
In case of having to break inside the room or flat the tenant will be charged for the

week

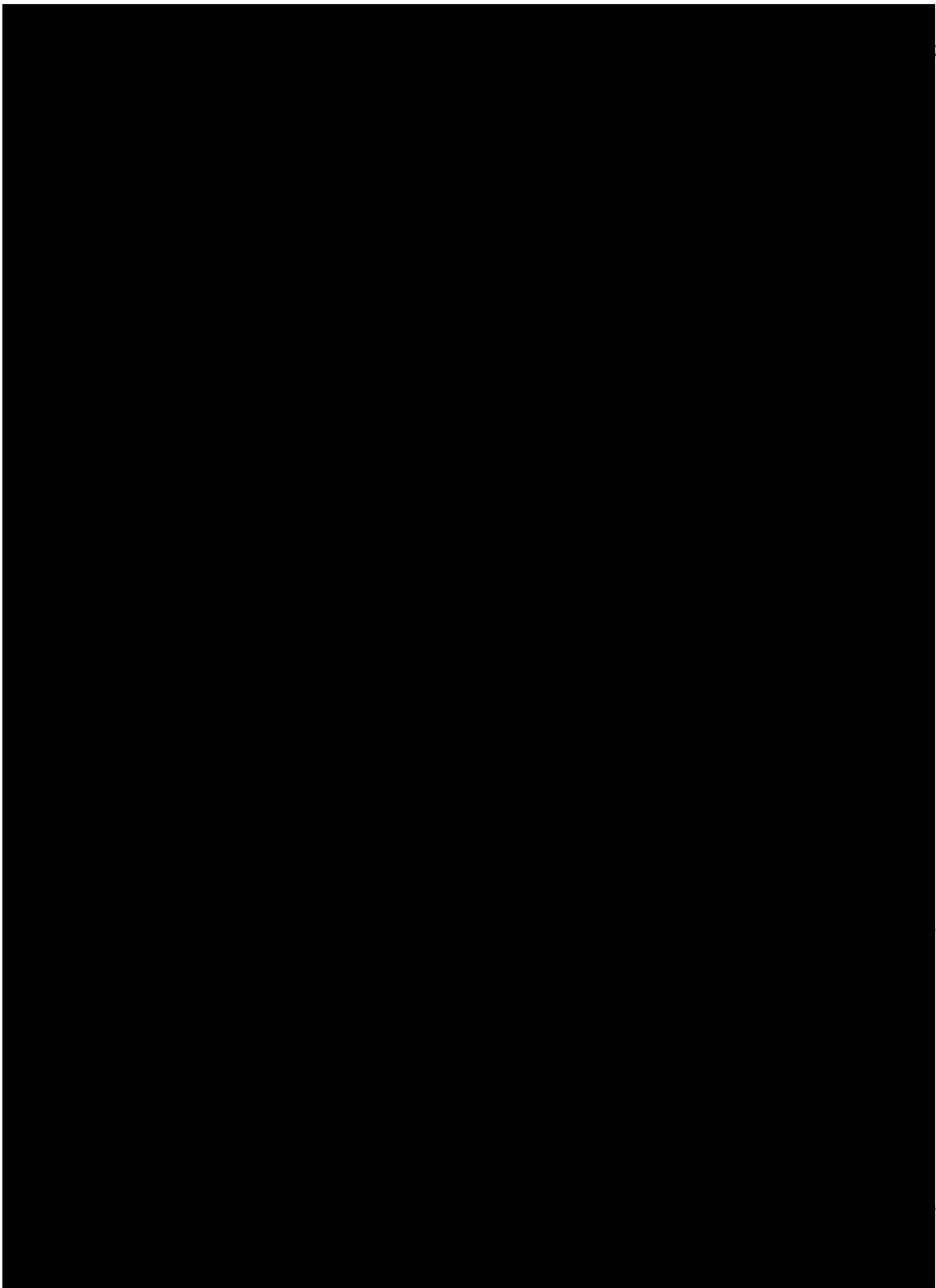
AKR



AKR



AKR

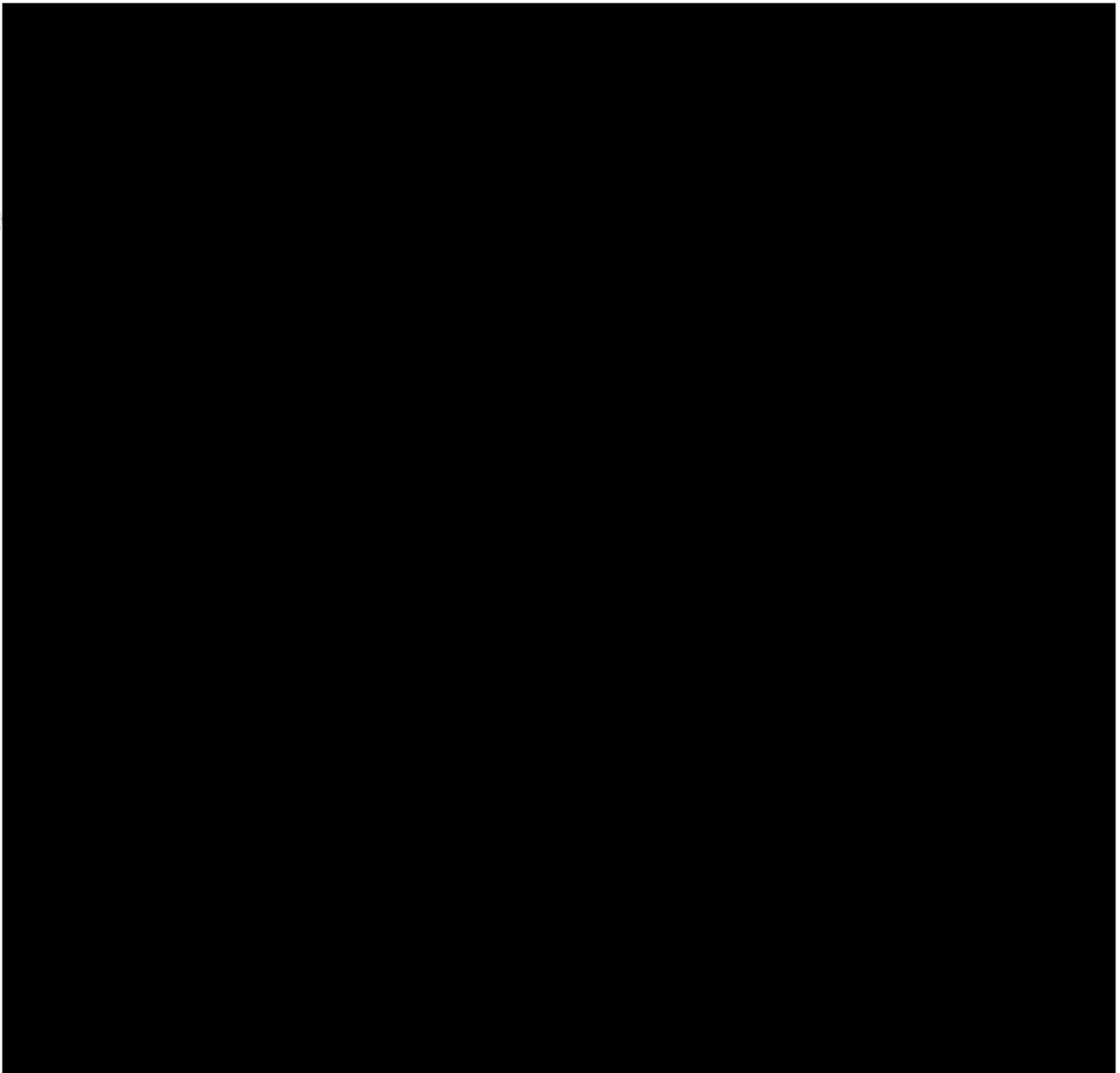


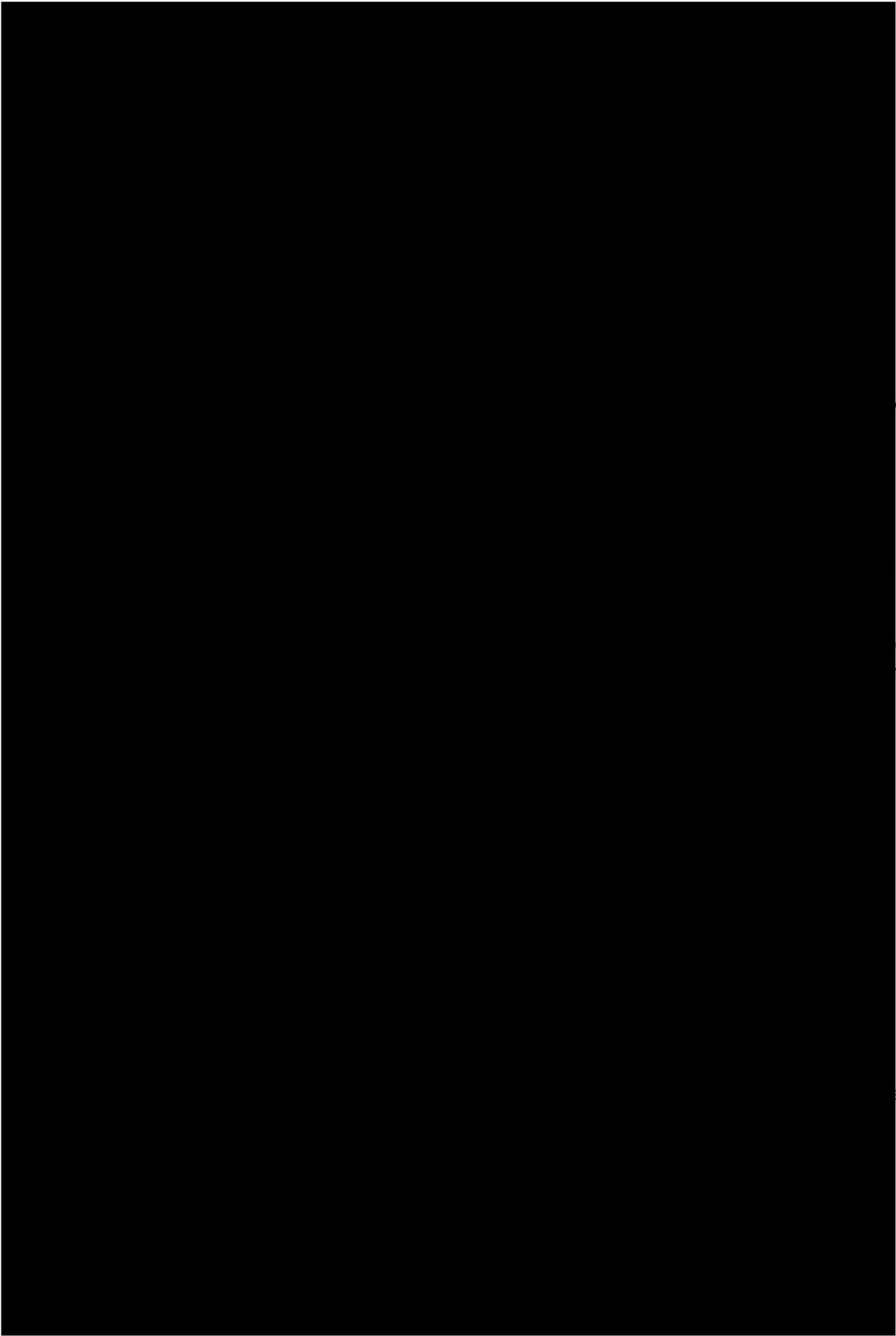
AKR

Assured Shorthold Tenancy Agreement (AST)



The property let by this agreement is: Flat 2, 751a Finchley Road, NW11 8DL



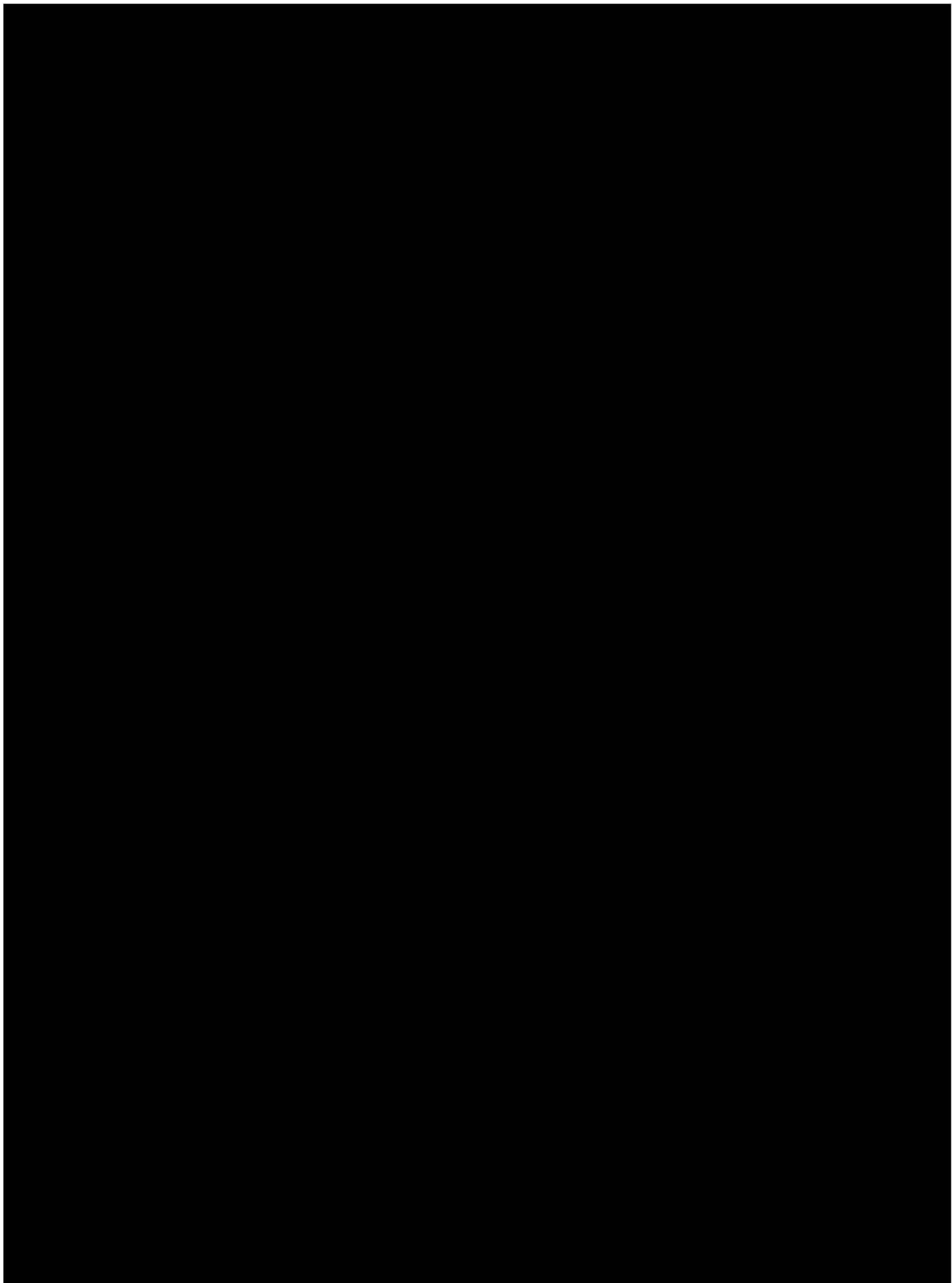


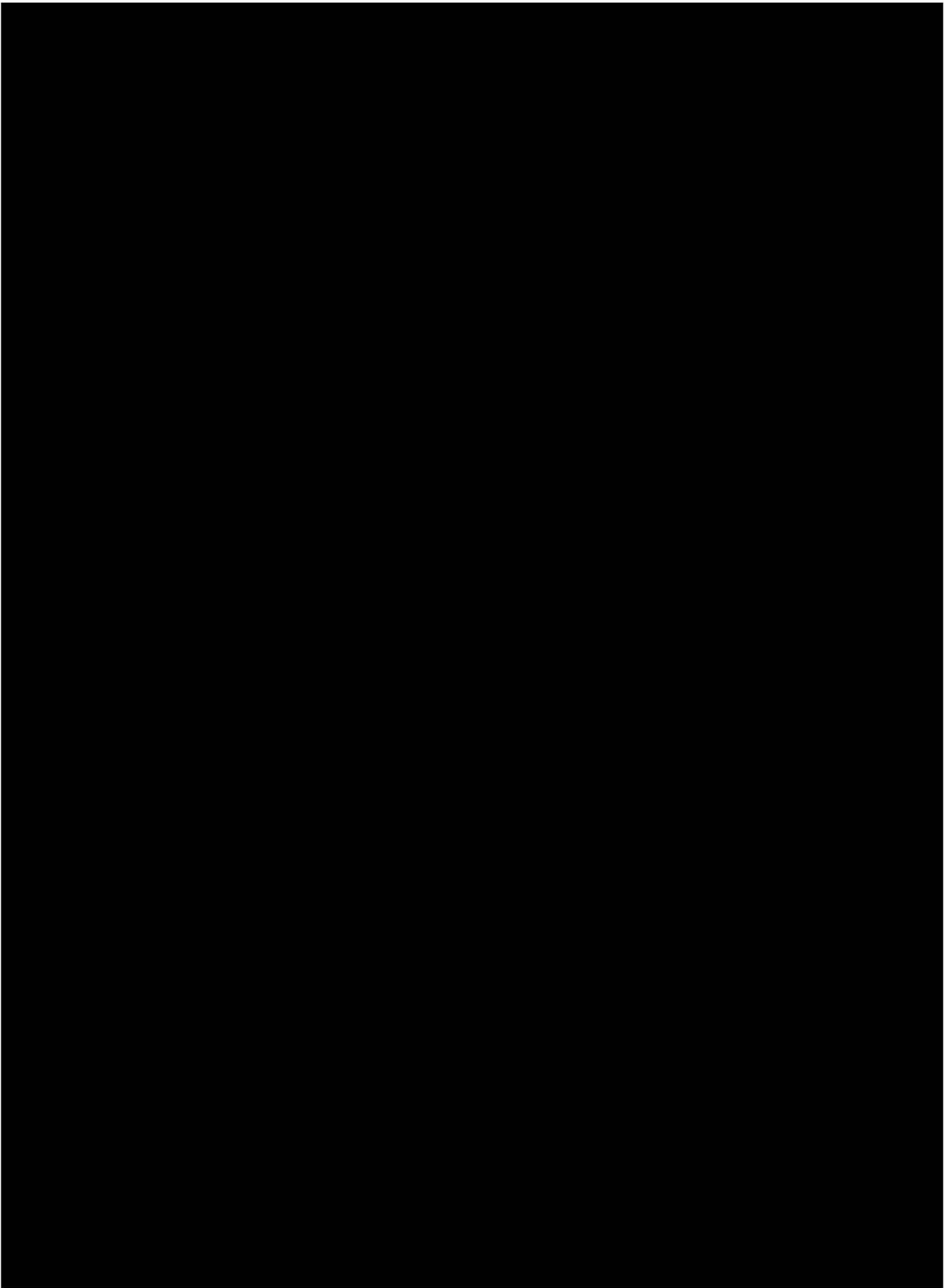
w

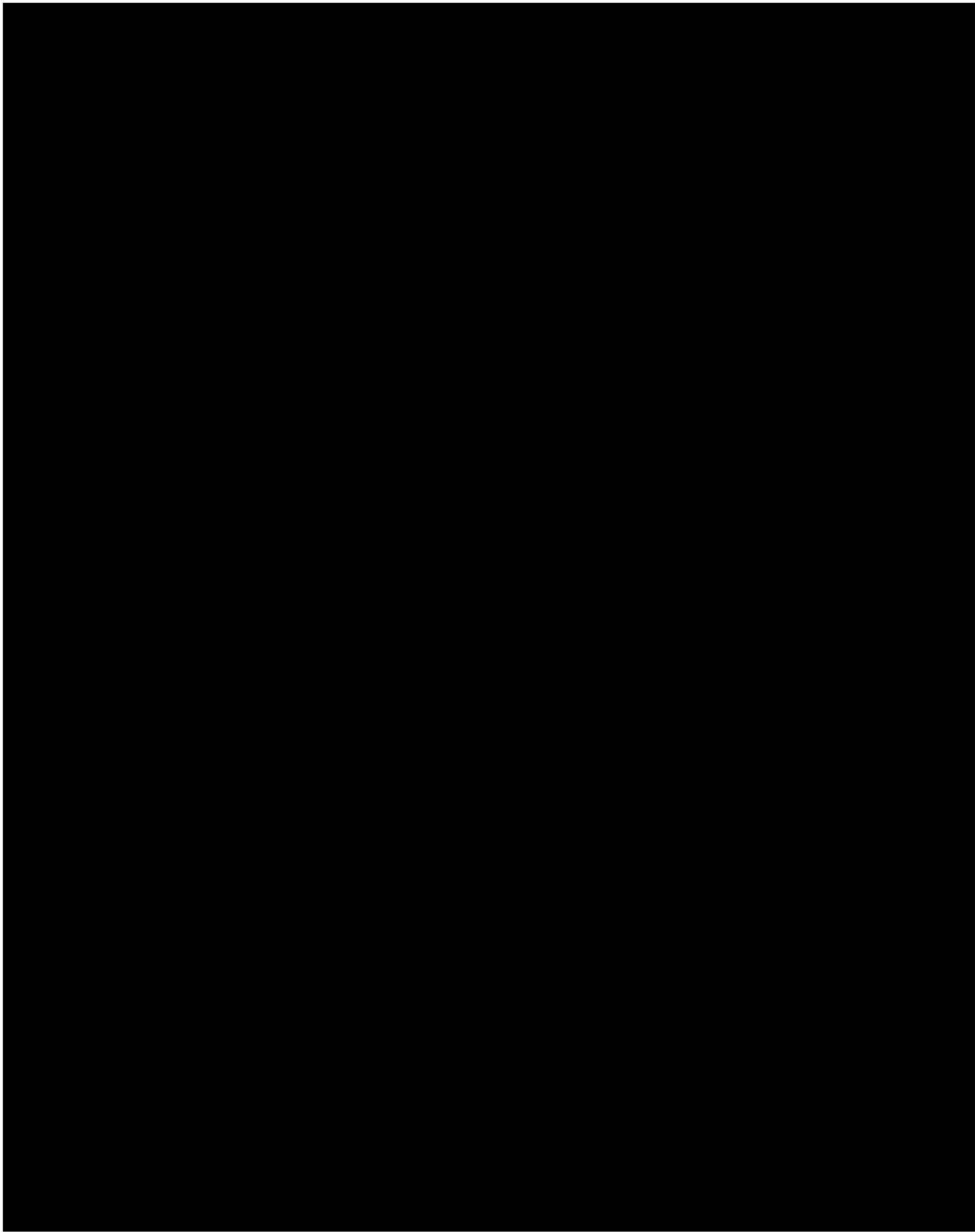
cy

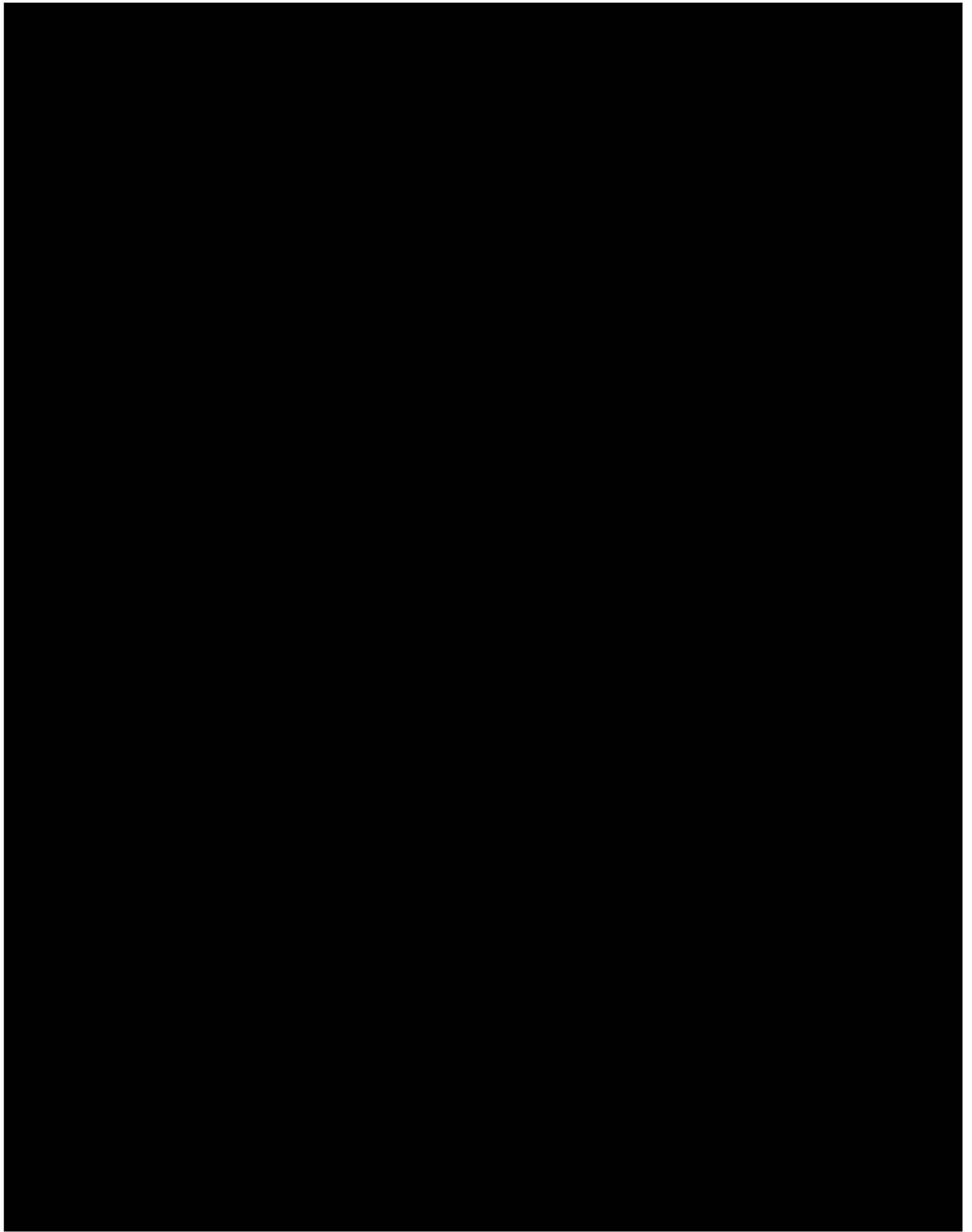
f

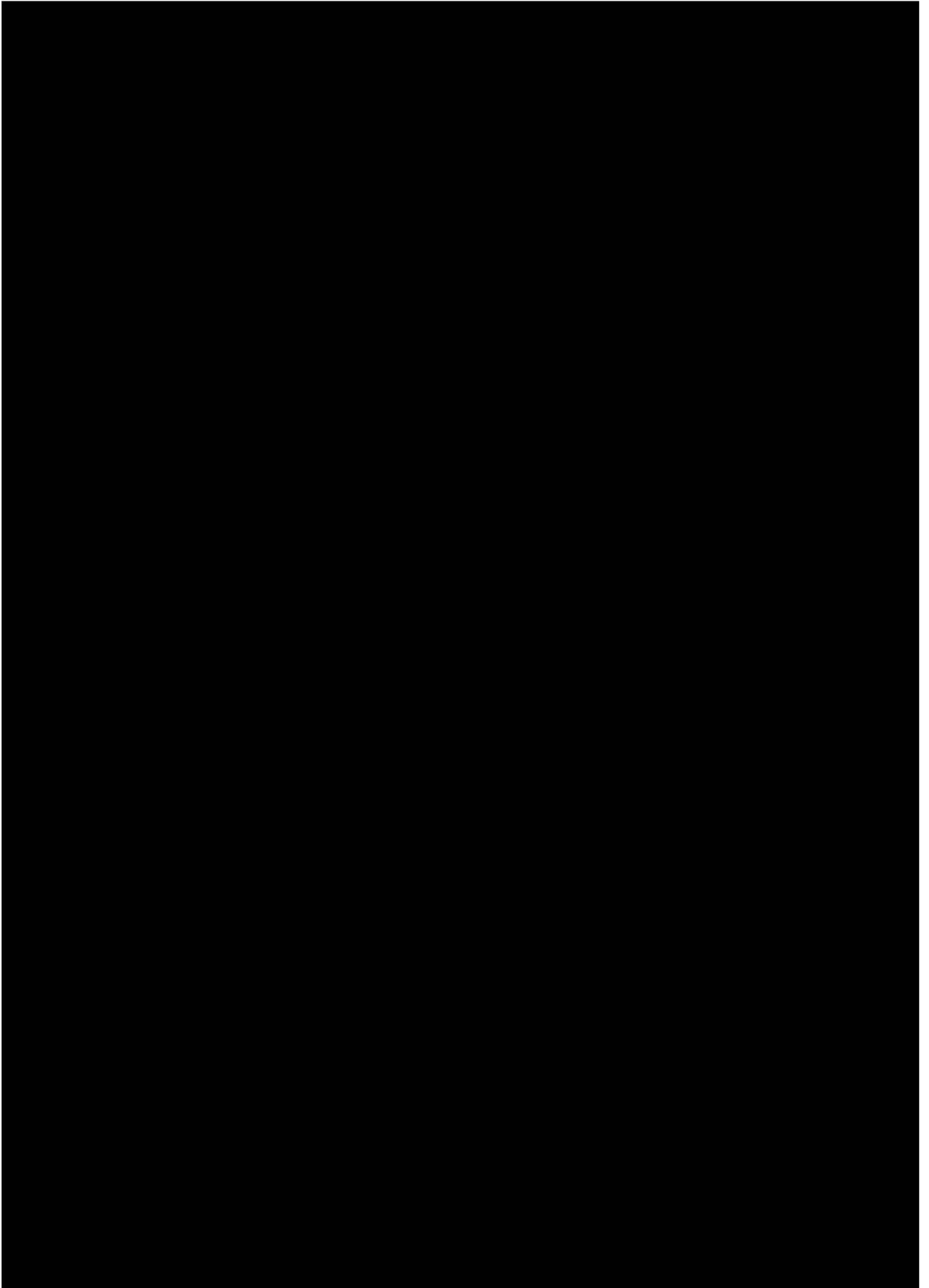
e

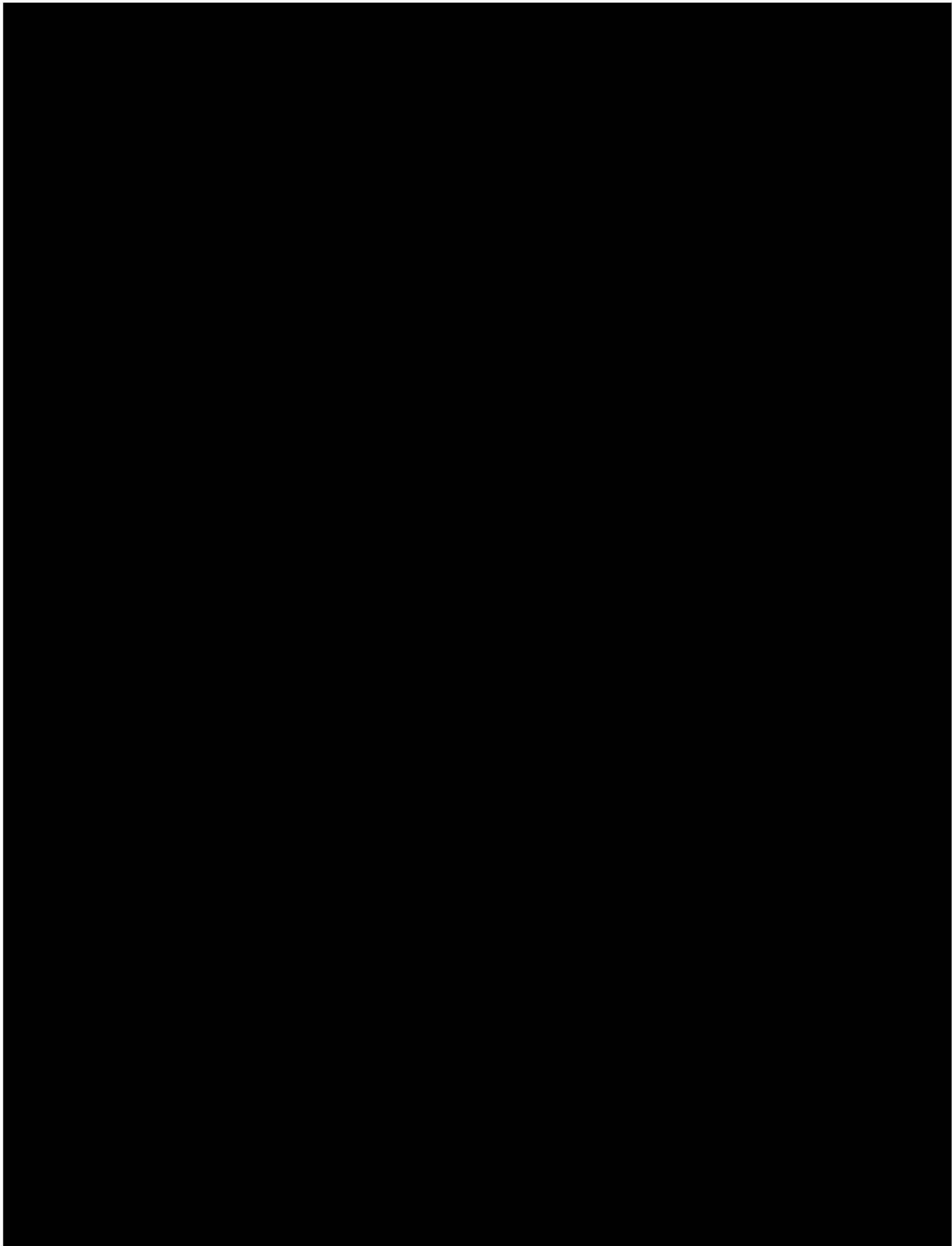








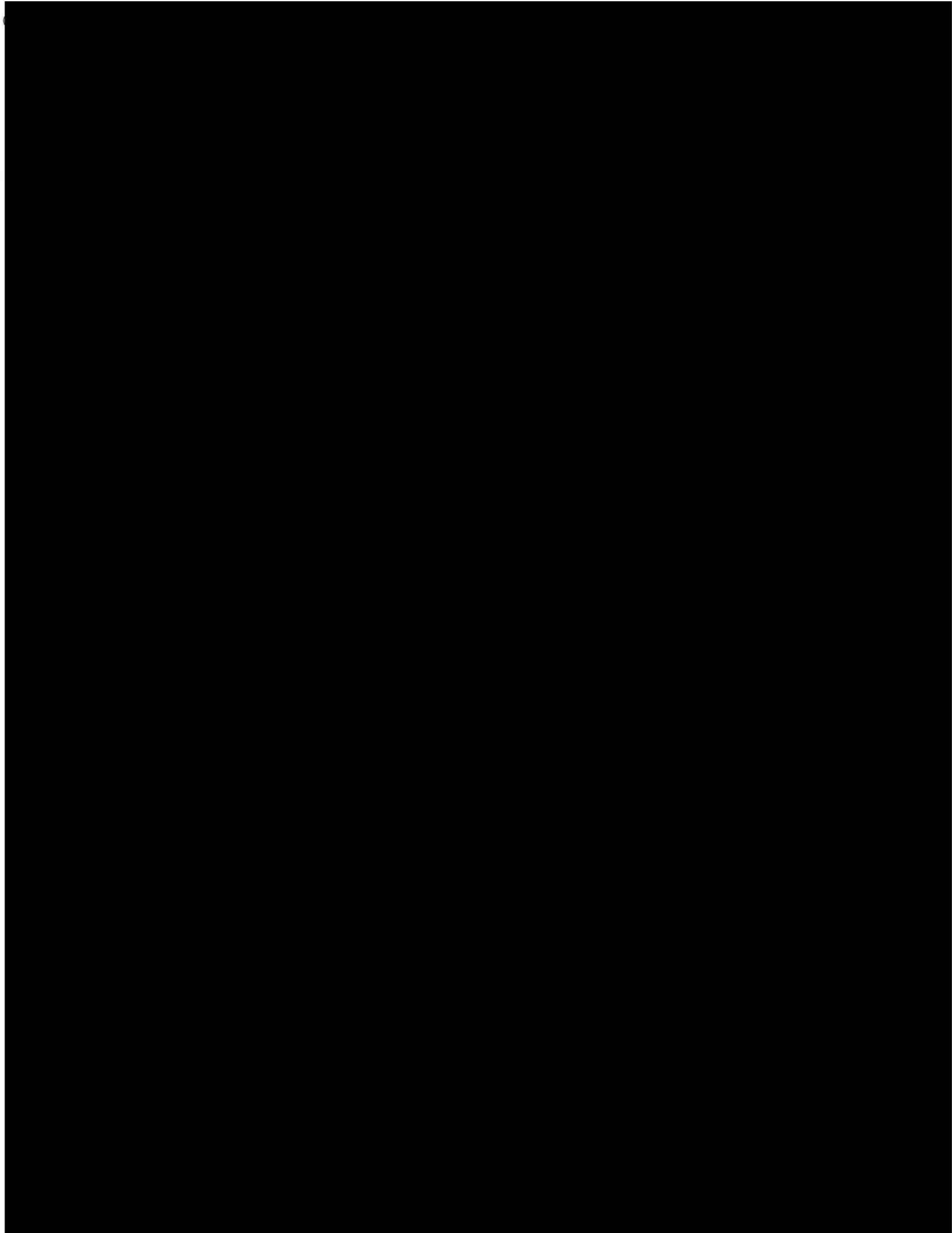




Tenancy: D

751a Finchley Road

Payer	Property	Amount	Rental Period	Invoice	Due Date	Amount	Date Paid	Amount
[Redacted Content]								

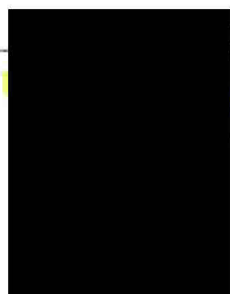


**Your Account
34095704**



0034 0957 042

0303 411 411
1234 5678 9012 3456 7890



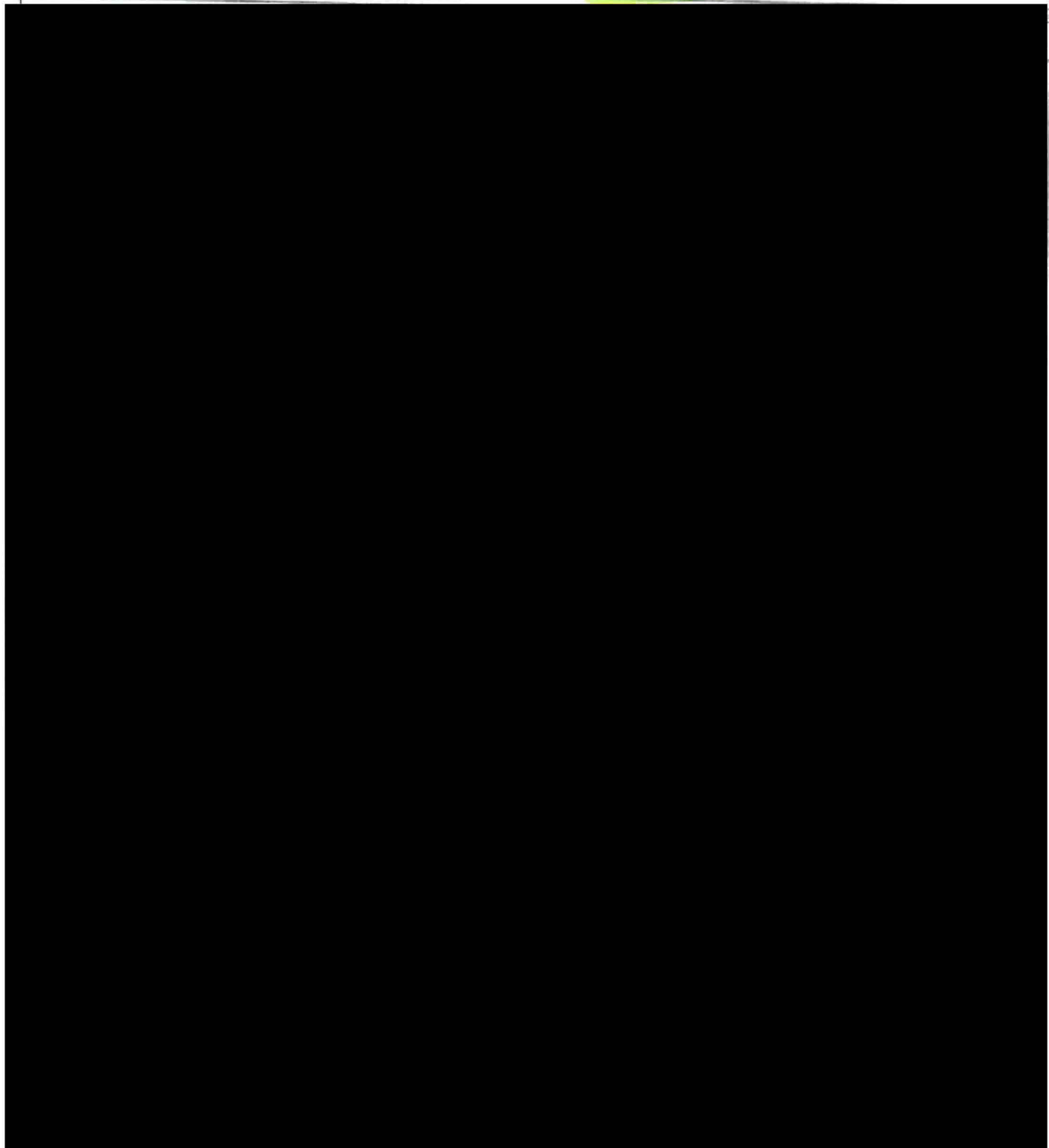
ad



Property Address

Flat 2 1st Flr
751A Finchley Road
London
NW11 8DL

Band A



Your Account
34095704

Date **21/03/2023**

Reason for Bill: Annual Bill



0303 450 0001 10 2023/2024
1 505 682 00 9379 001001



Property Address Band A

Flat 2 1st Flr
751A Finchley Road
London
NW11 8DL

