

English |

Property information for
**FLAT 3 AT 751A, FINCHLEY
ROAD, LONDON, NW11 8DL**

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

Local authority reference number 15820075110066

Council Tax band A

Improvement indicator No

With effect from 31 January 2017

Mixed-use property No

Court code None

TENANCY AGREEMENT

and must not be reproduced

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.

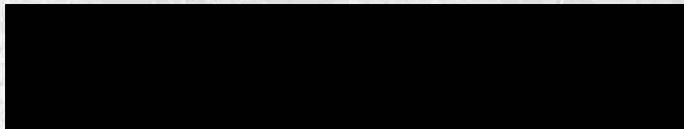
This form should not be used for granting a tenancy to a person who is already a protected or statutory tenant or a protected occupier; see Housing Act 1988.

DATE
PARTIES

3rd July 2017

1. THE Landlord

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

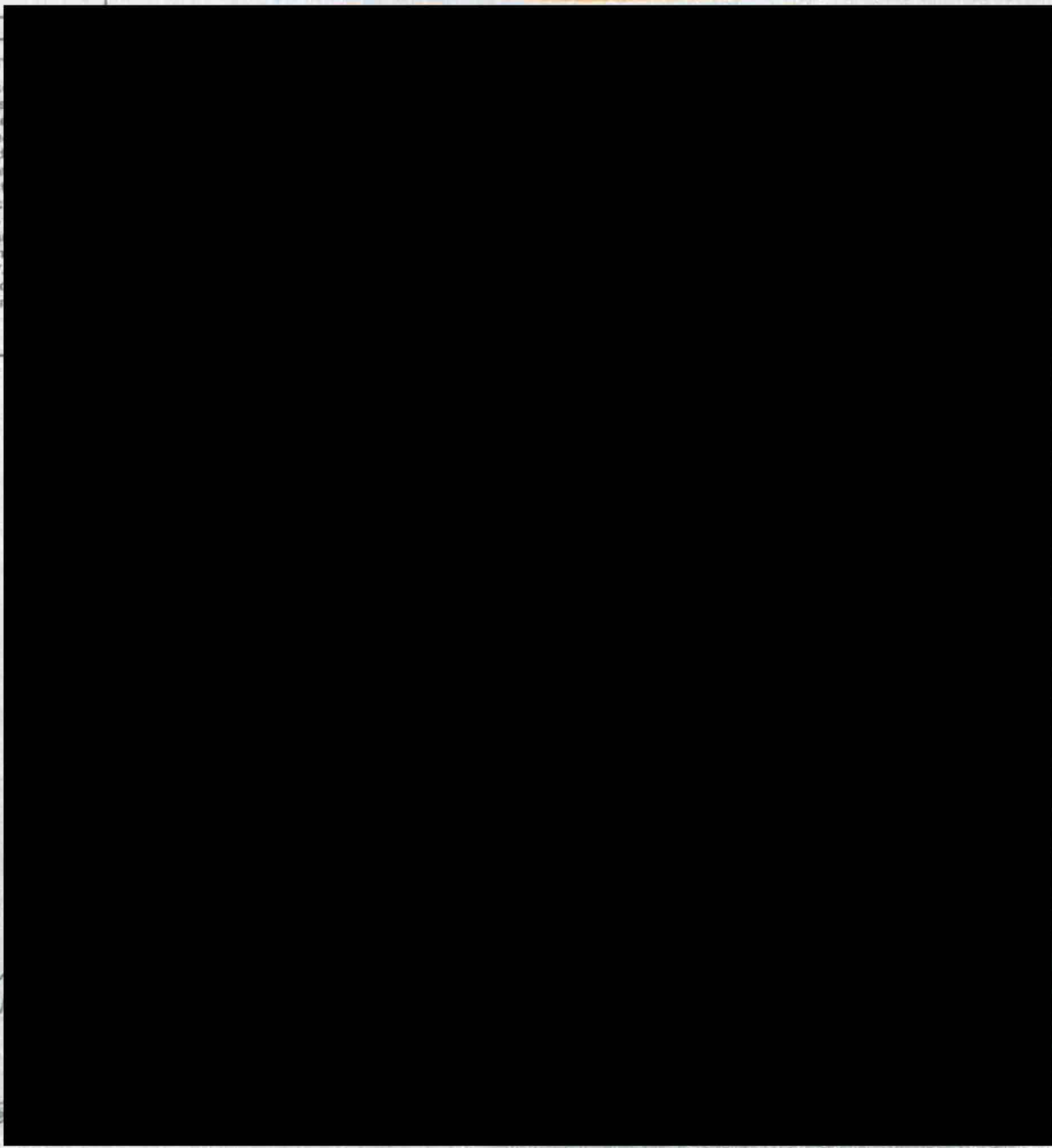


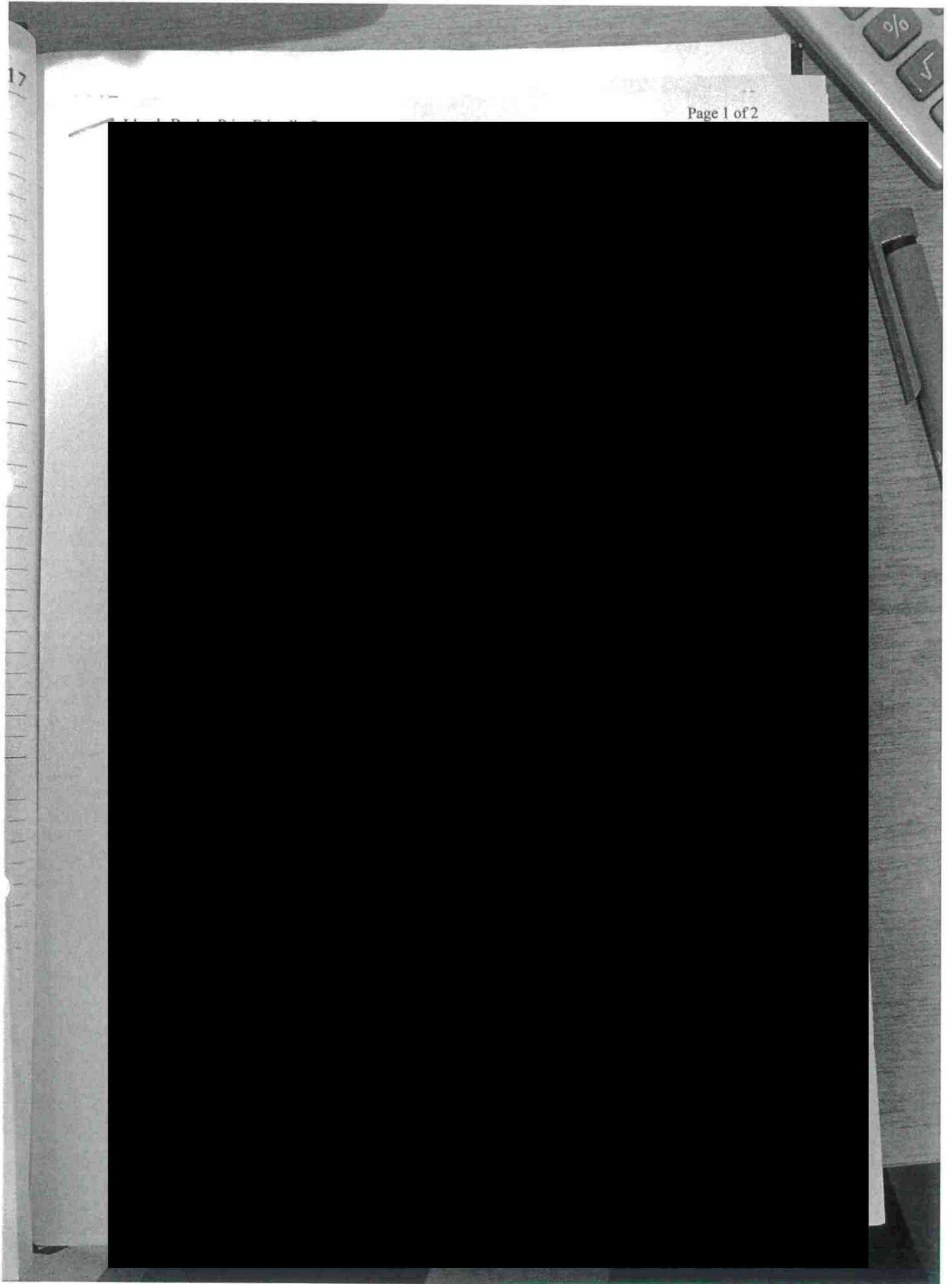
PROPERTY The dwelling-house at

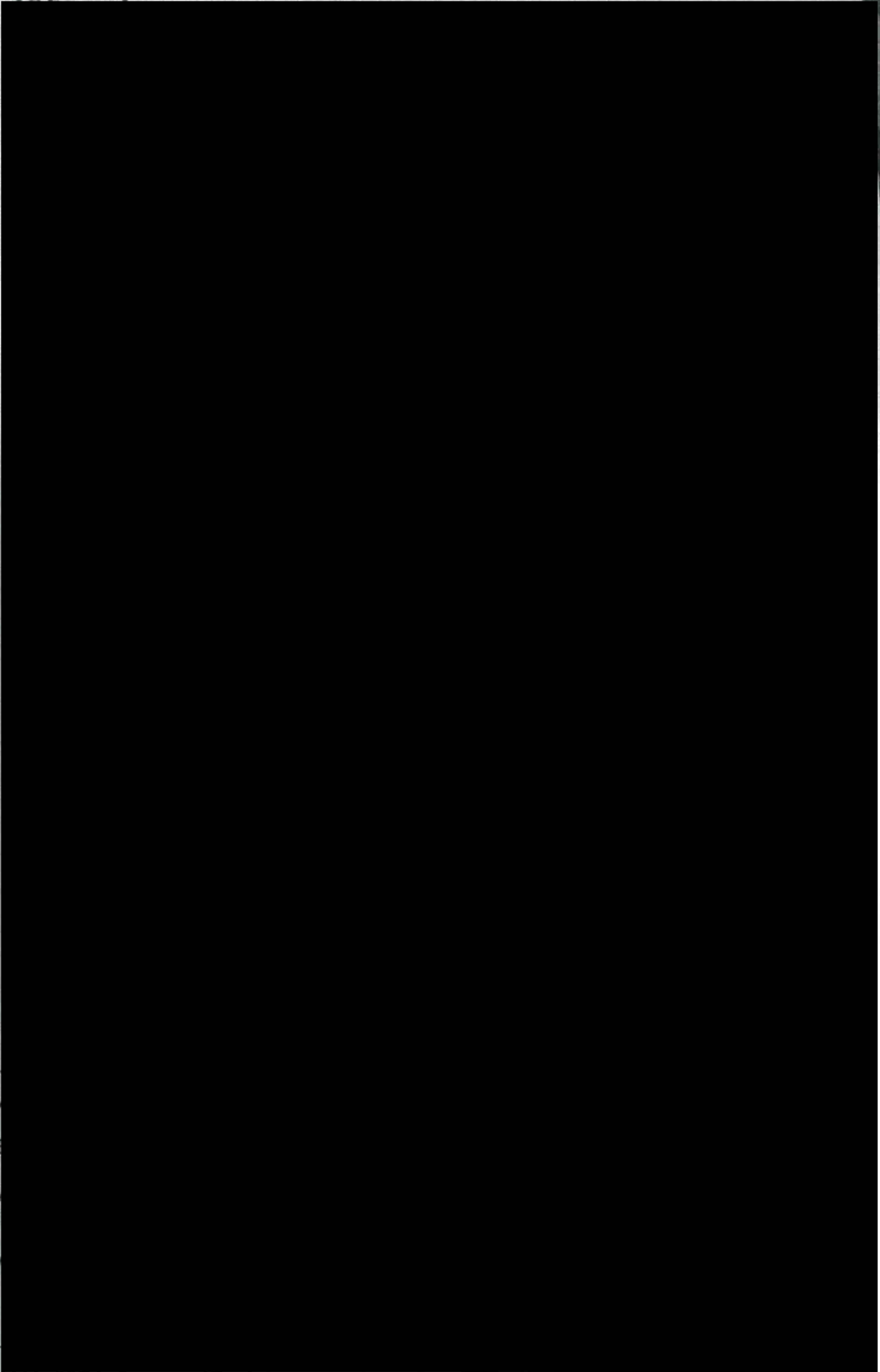
Flat 3, 751A Finchley Road, London, NW11 8DL

DEPOSIT

If the landlord takes a deposit, the landlord must give the tenant an acknowledgment of receipt of the deposit within 30 days from the date the deposit is received. Information about the deposit is protected under the Housing Act 2004 (the Housing (Tenancies) (Prescribed Information) Regulations 2007, S.I. 2007/797) and may not require a deposit if the deposit consists of property or money.







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:

Ce

Property Address:

Flat 3, 751a Finchley Road, London, NW11 8DL

Section 3 – Key details Housing Act 2004 - Prescribed Information Order

As well as protecting your deposit with an authorised Tenancy Deposit Protection Scheme, the Housing Act 2004 also requires your Landlord/Agent to provide you with specific information regarding the protection of your deposit – The Prescribed Information.

mydeposits assists your Landlord/Agent by providing much of the required information in this Certificate and within the 'Information for Tenants' leaflet. It is the responsibility of your Landlord/Agent to provide this information within 30 days of receiving the deposit from you. mydeposits cannot be held liable in any way for the failure of your Landlord/Agent in providing this information or by the failure to provide it within the 30 day period. For a full transcript of the requirements of The Housing (Tenancy Deposits) (Prescribed Information) Order 2007, please download a copy from our website: www.mydeposits.co.uk

The Prescribed Information requirements relating to tenancy deposits and how mydeposits assists the Landlord/Agent to meet the requirement for you:

Requirement:	How met:
(a) The name, address, telephone number, e-mail address and any fax number of the scheme administrator of the authorised tenancy deposit scheme applying to the deposit.	mydeposits is administered by HFIS plc, T/A Hamilton Fraser Insurance (The Scheme Administrator). mydeposits, Premiere House, Elstree Way, Borehamwood, Hertfordshire, WD6 1JH. Tel 0333 321 9401 • Fax 0845 634 3403 • info@mydeposits.co.uk
(b) Any information contained in a leaflet supplied by the scheme administrator to the landlord which explains the operation of the provisions contained in sections 212 to 215 of, and Schedule 10 to, the Act.	Provided within the 'Information for Tenants' leaflet that should be given to you by your Landlord/Agent with this Certificate.
(c) The procedures that apply under the scheme by which an amount in respect of a deposit may be paid or repaid to the tenant at the end of the shorthold tenancy ("the tenancy").	Provided within the 'Information for Tenants' leaflet that should be given to you by your Landlord/Agent with this Certificate.
(d) The procedures that apply under the scheme where either the landlord or the tenant is not contactable at the end of the tenancy. NB: For the purposes of this paragraph the reference to a landlord or a tenant who is not contactable includes a landlord or tenant whose whereabouts are known, but who is failing to respond to communications in respect of the deposit.	If your Landlord/Agent is not contactable at the end of the tenancy you should contact mydeposits to raise a possible deposit dispute on 0333 321 9401 or notify us of a possible deposit dispute online at www.mydeposits.co.uk
(e) The procedures that apply under the scheme where the landlord and the tenant dispute the amount to be paid or repaid to the tenant in respect of the deposit.	Provided within the 'Information for Tenants' leaflet that should be given to you by your Landlord/Agent with this Certificate.
(f) The facilities available under the scheme for enabling a dispute relating to the deposit to be resolved without recourse to litigation.	Provided within the 'Information for Tenants' leaflet that should be given to you by your Landlord/Agent with this Certificate.
(g) The following information in connection with the tenancy in respect of which the deposit has been paid:	
(i) the amount of the deposit paid;	Provided within this Certificate of Protection.
(ii) the address of the property to which the tenancy relates;	Provided within this Certificate of Protection.
(iii) the name, address, telephone number, and any e-mail address or fax number of the landlord;	Unless protected under an Agent - the AST should contain the Landlords details.
(iv) the name, address, telephone number, and any e-mail address or fax number of the tenant, including such details that should be used by the landlord or scheme administrator for the purpose of contacting the tenant at the end of the tenancy;	The name and address of the tenant are provided within this Certificate of Protection but the telephone number, and any e-mail address or fax number of the tenant are recorded only in the mydeposits system data base.
(v) the name, address, telephone number and any e-mail address or fax number of any relevant person;	Provided within this Certificate of Protection when applicable.
(vi) the circumstances when all or part of the deposit may be retained by the landlord, by reference to the terms of the tenancy;	* mydeposits cannot assist here - this should be explained within the AST that you have signed.
(vii) confirmation (in the form of a certificate signed by the landlord) that - (aa) the information he provides under this sub-paragraph is accurate to the best of his knowledge and belief;	* mydeposits cannot assist here - only the Landlord/Agent can sign to confirm this.
(bb) he has given the tenant the opportunity to sign any document containing the information provided by the landlord under this article by way of confirmation that the information is accurate to the best of his knowledge and belief.	* mydeposits cannot assist here - you should check the details of your deposit recorded hereon and only sign if they are correct. If any information about your deposit recorded on this certificate is incorrect you should contact your Landlord/Agent.

* Please note that mydeposits is unable to fulfil the requirements in paragraphs (g) (vi) and (vii) above on behalf of your Landlord/Agent and these requirements will have to be satisfied by them personally as explained above.

Section 4 – The end of your Tenancy:

Please visit www.mydeposits.co.uk to notify us of any dispute about the return of your deposit at the end of your tenancy. The 'Information for Tenants' leaflet provides further information.

BERNS & COMPANY

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

STATEMENT

Sellata Ltd

C/o 29 Foutayne 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

Commission

Flat 1 751a Finchley Road NW11

Flat 2 751a Finchley Road NW11

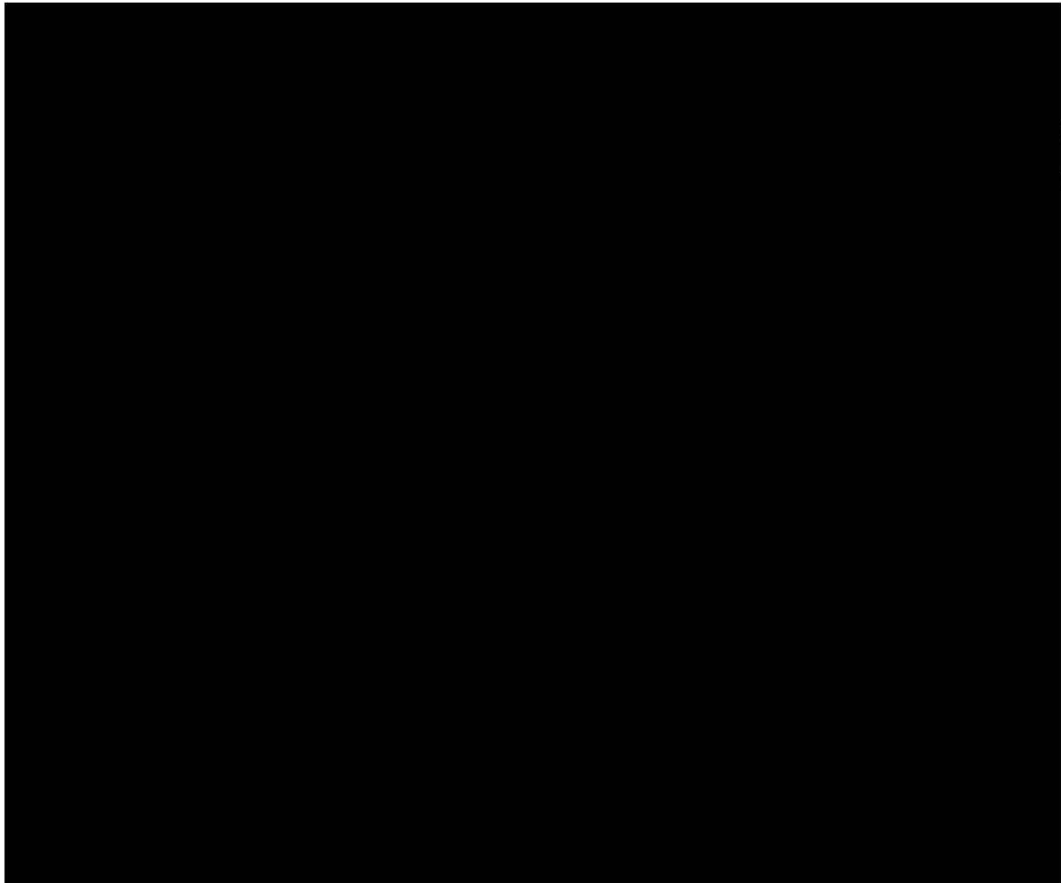
Flat 3 751a Finchley Road NW11

**We confirm that Berns & Company are holding the deposits and are registering it with Tenancy Deposit Solutions Ltd

T/E



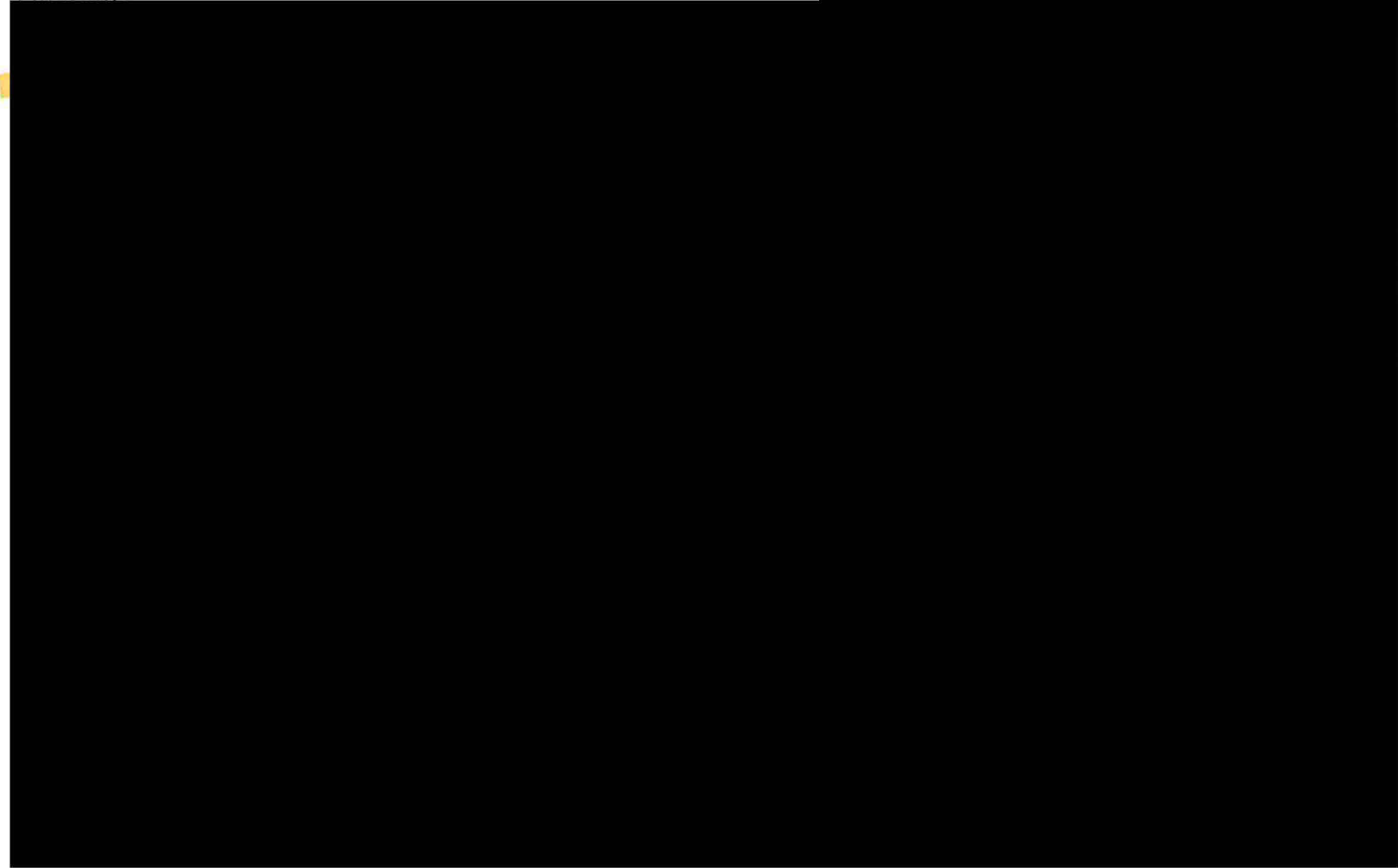
Re Flat 3/ 751a Finchley Road London NW11 8DL





re flat 3, 751a Finchley

1 message



2018

(a) not to permit the telephone to be disconnected, or the telephone service or the
at any time during the tenancy and only at the

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 20, 2018

MONEY COLLECTED

Rent Deposit

3 751a Finchley Road NW11

Commission

3 751a Finchley Road NW11

***We confirm that Berns & Com
and are registering it with Tenan

T/F

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

August 23, 2019

MONEY COLLECTED

Flat 3 751A Finchley Rd

Commission

Flat 3 751A Finchley Rd

***We confirm that Berns & Co
and are registering it with Tena

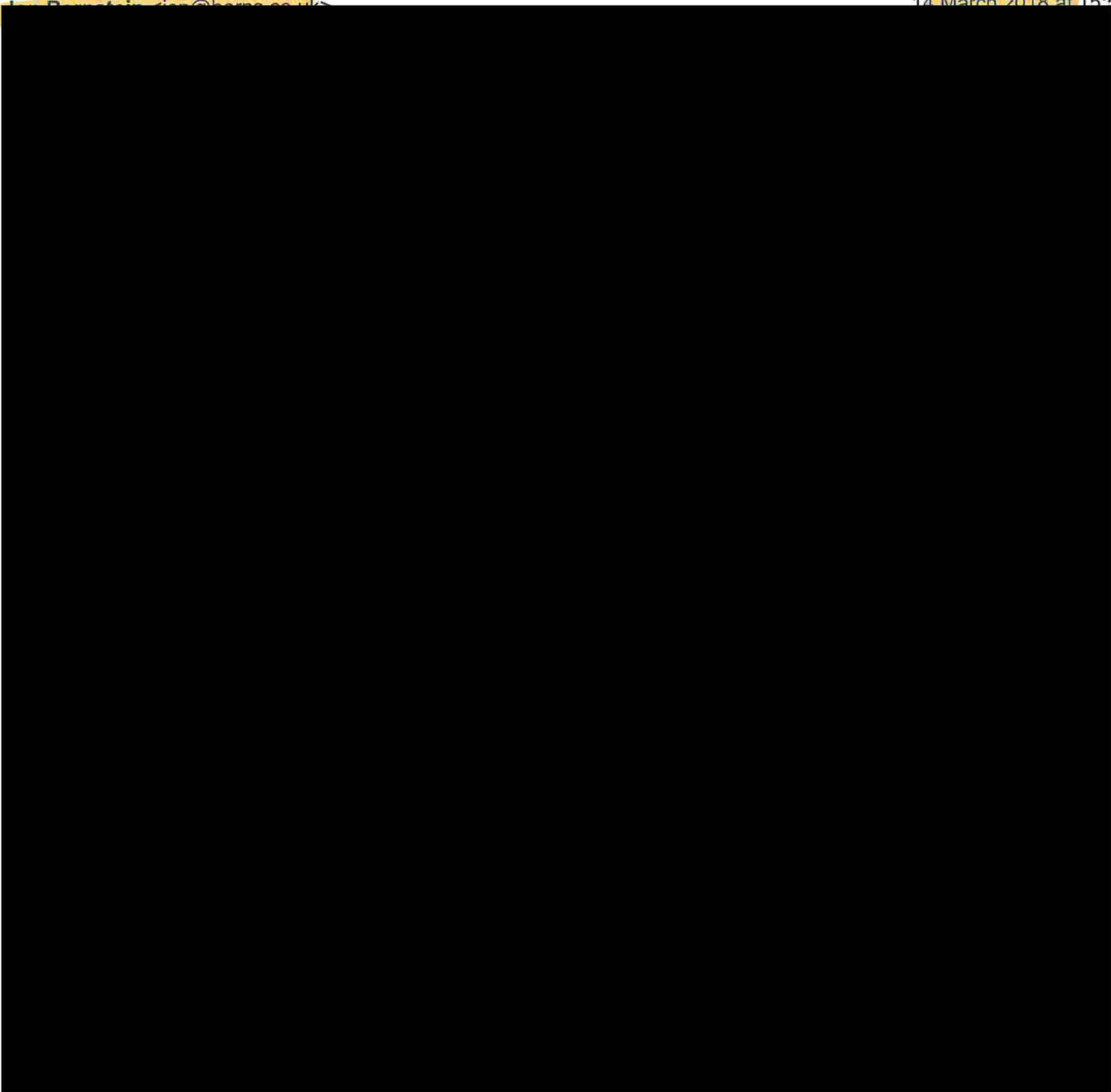


3/751A Finchley Rd

1 message

James.Paine@home.co.uk

14 March 2018 at 15:51





re flat 3, 751a Finchley Road

1 message

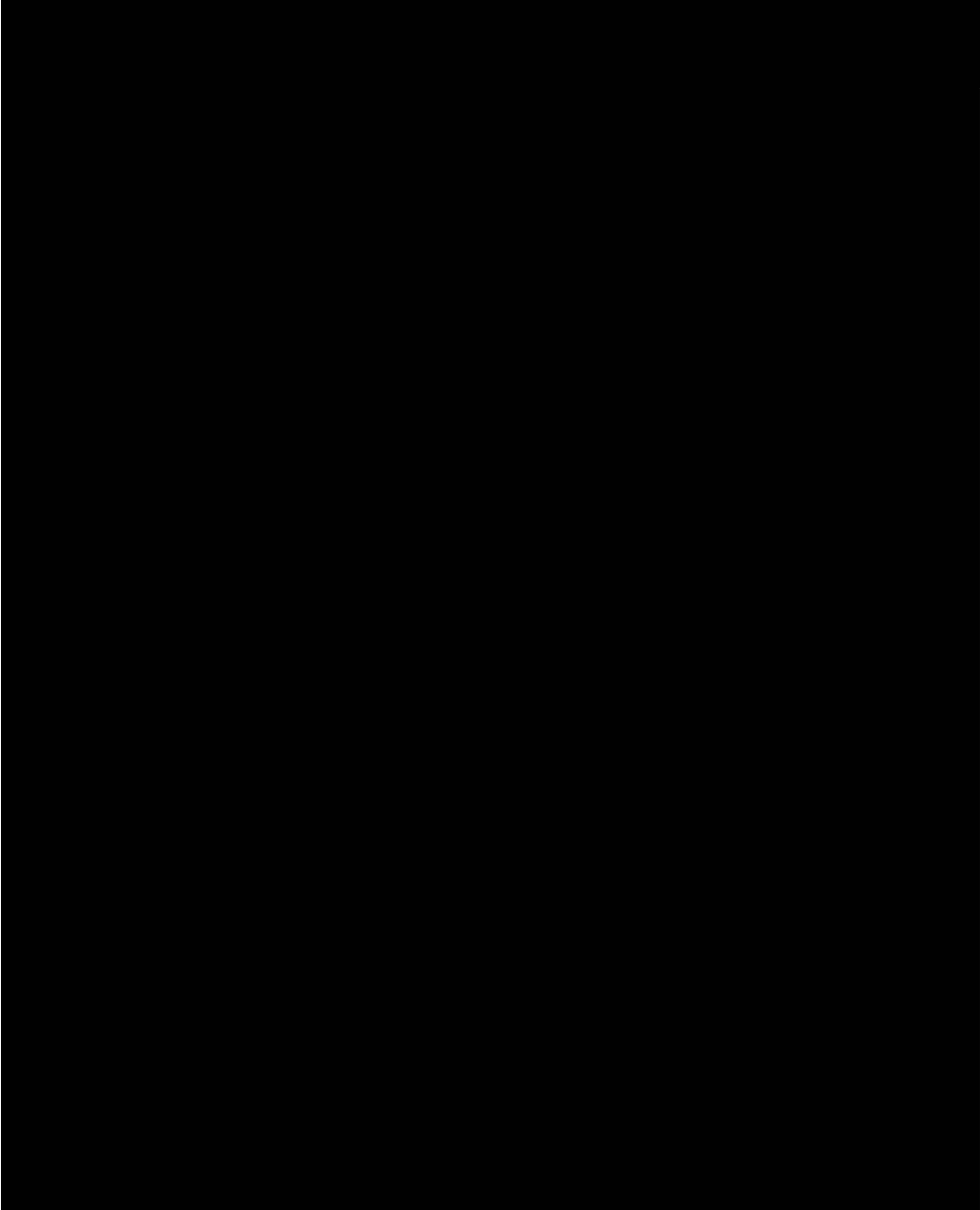
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C

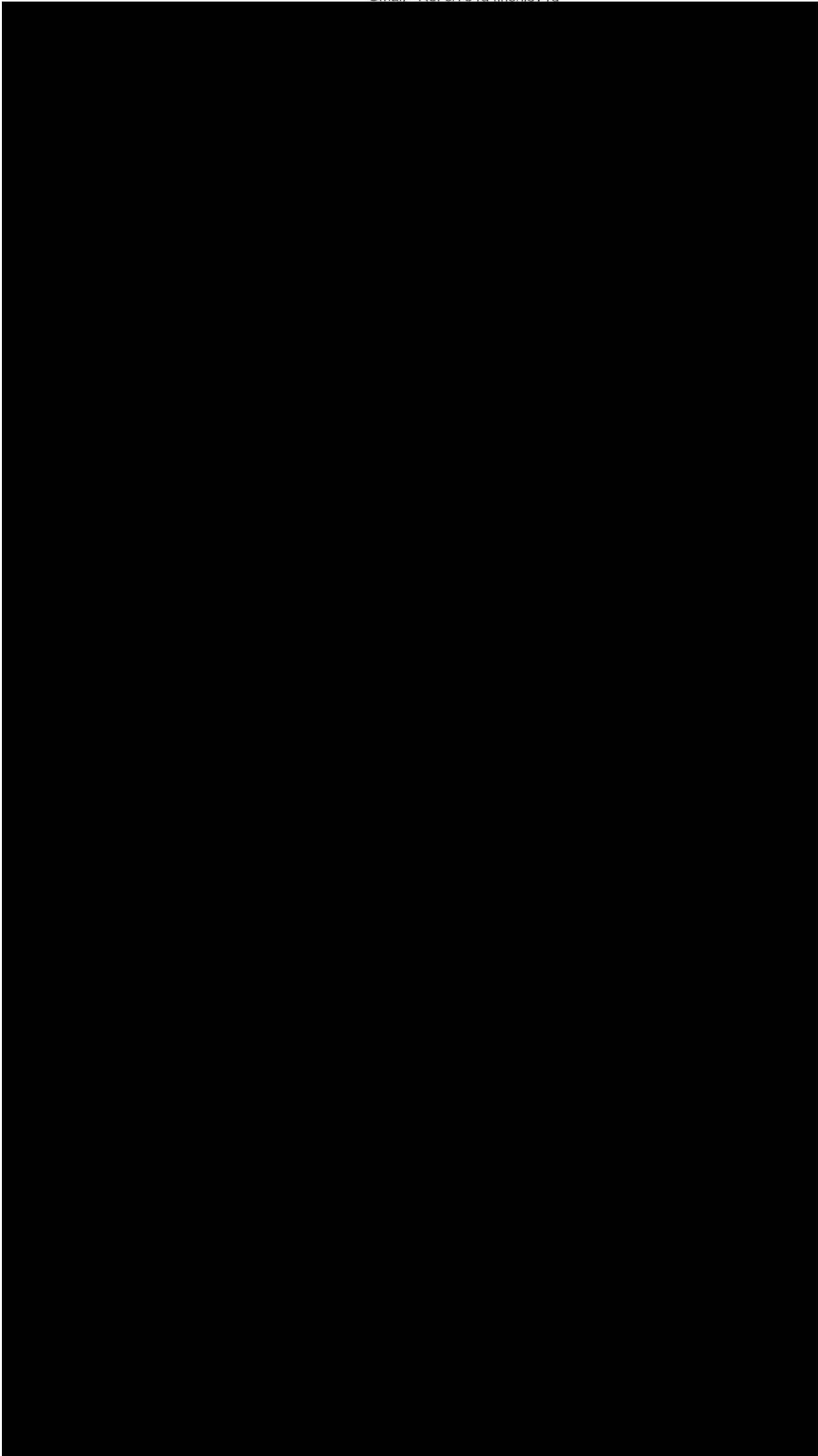
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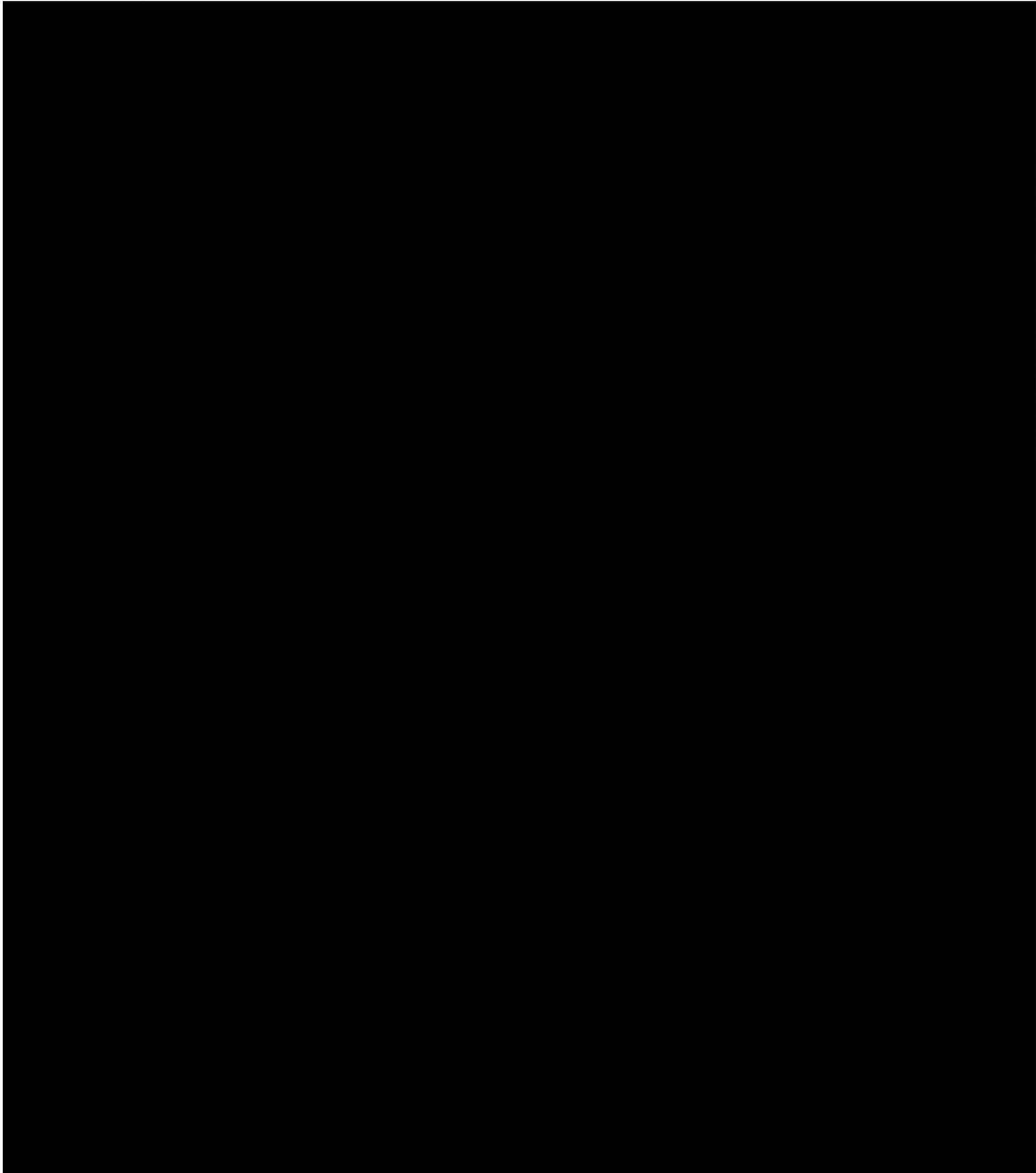


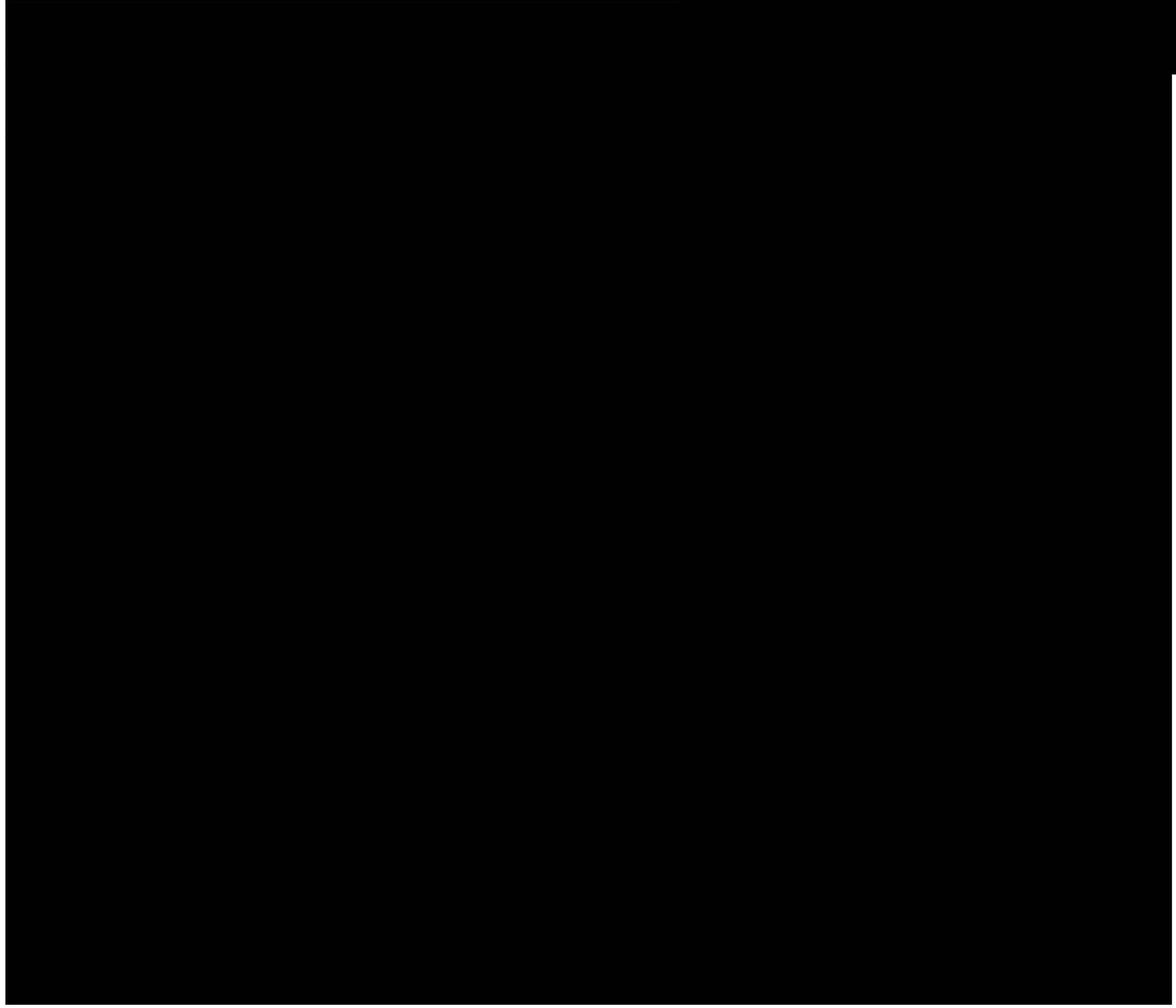
Re: 3/751a finchley rd

1 message





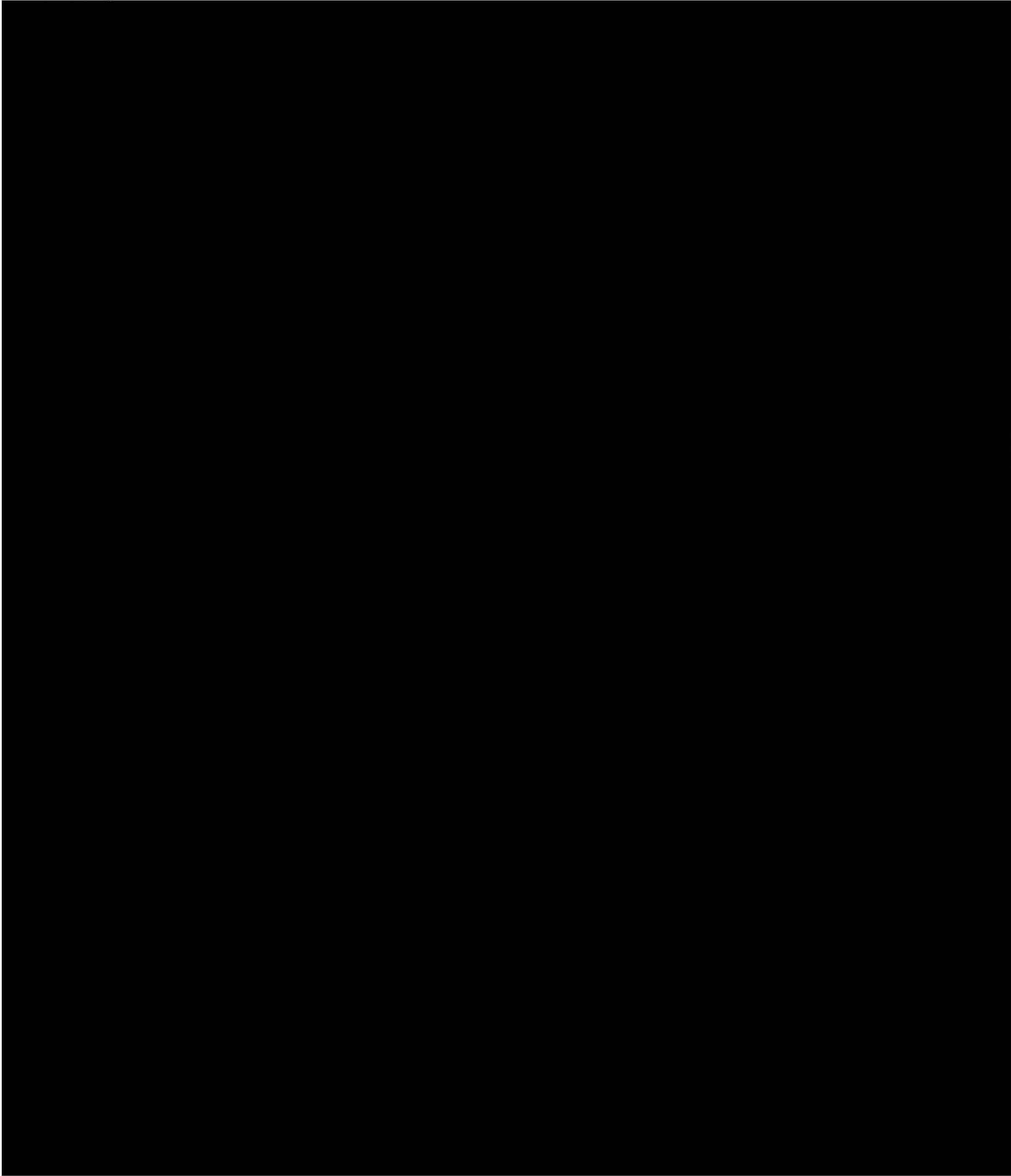


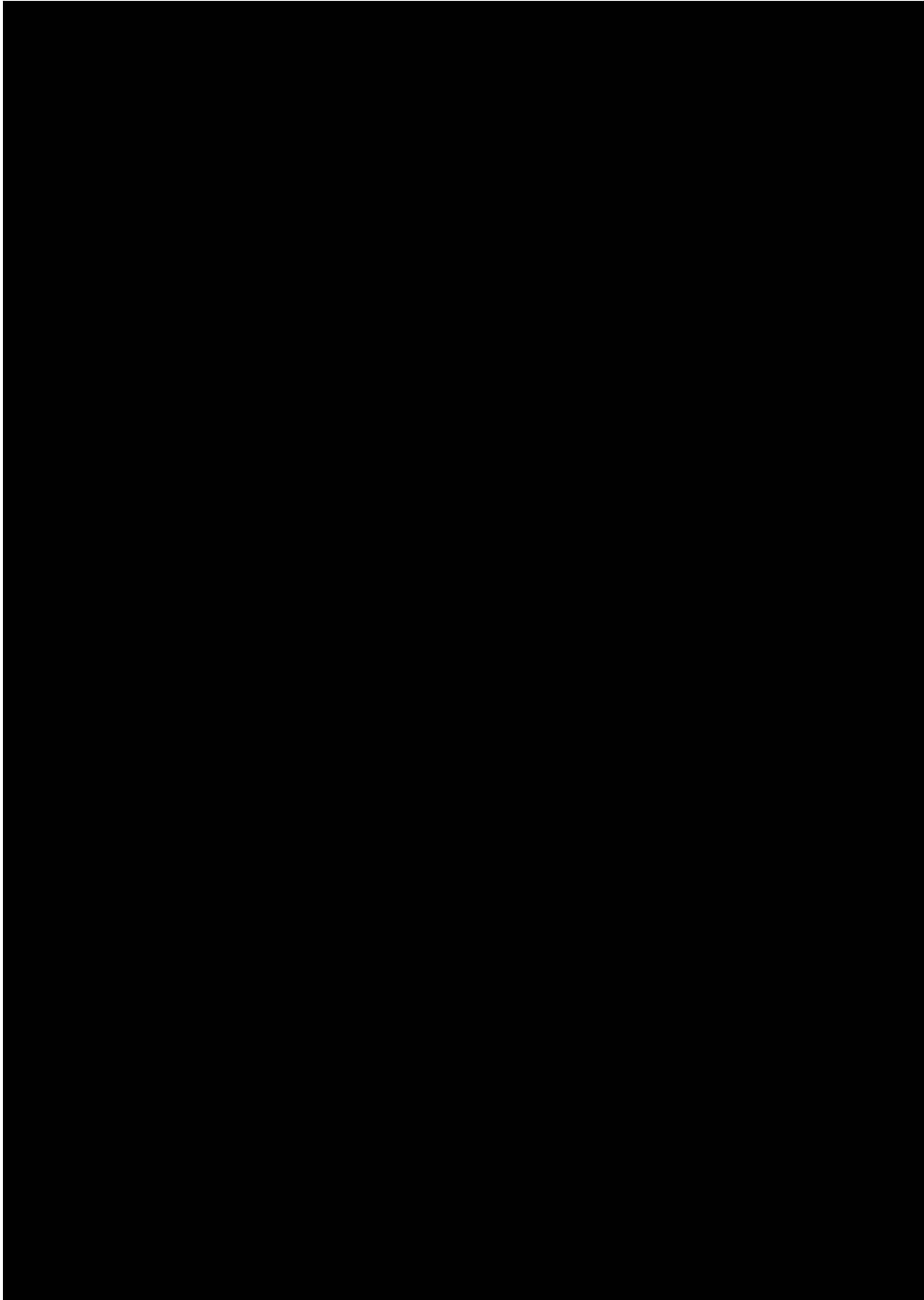




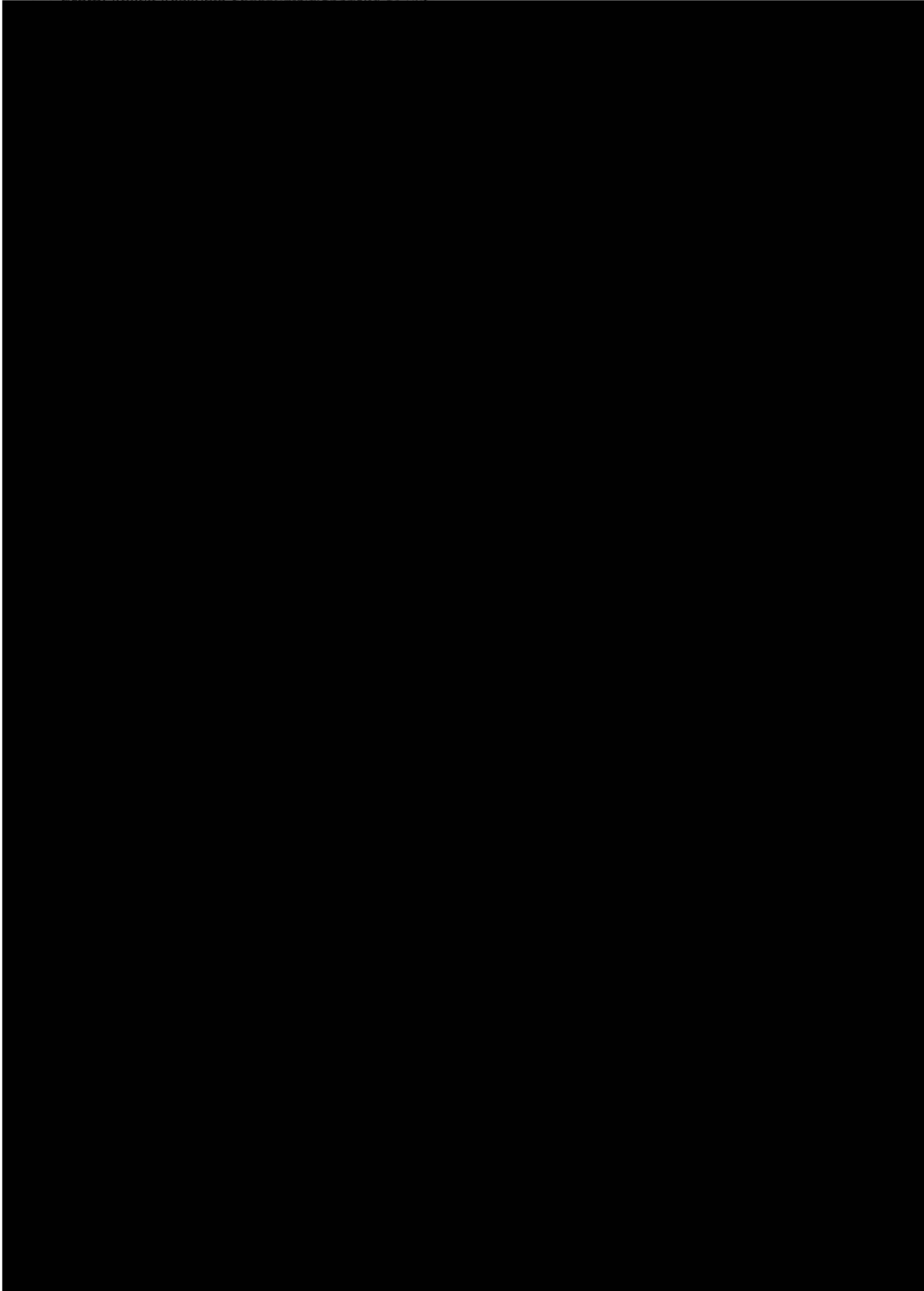
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1 message

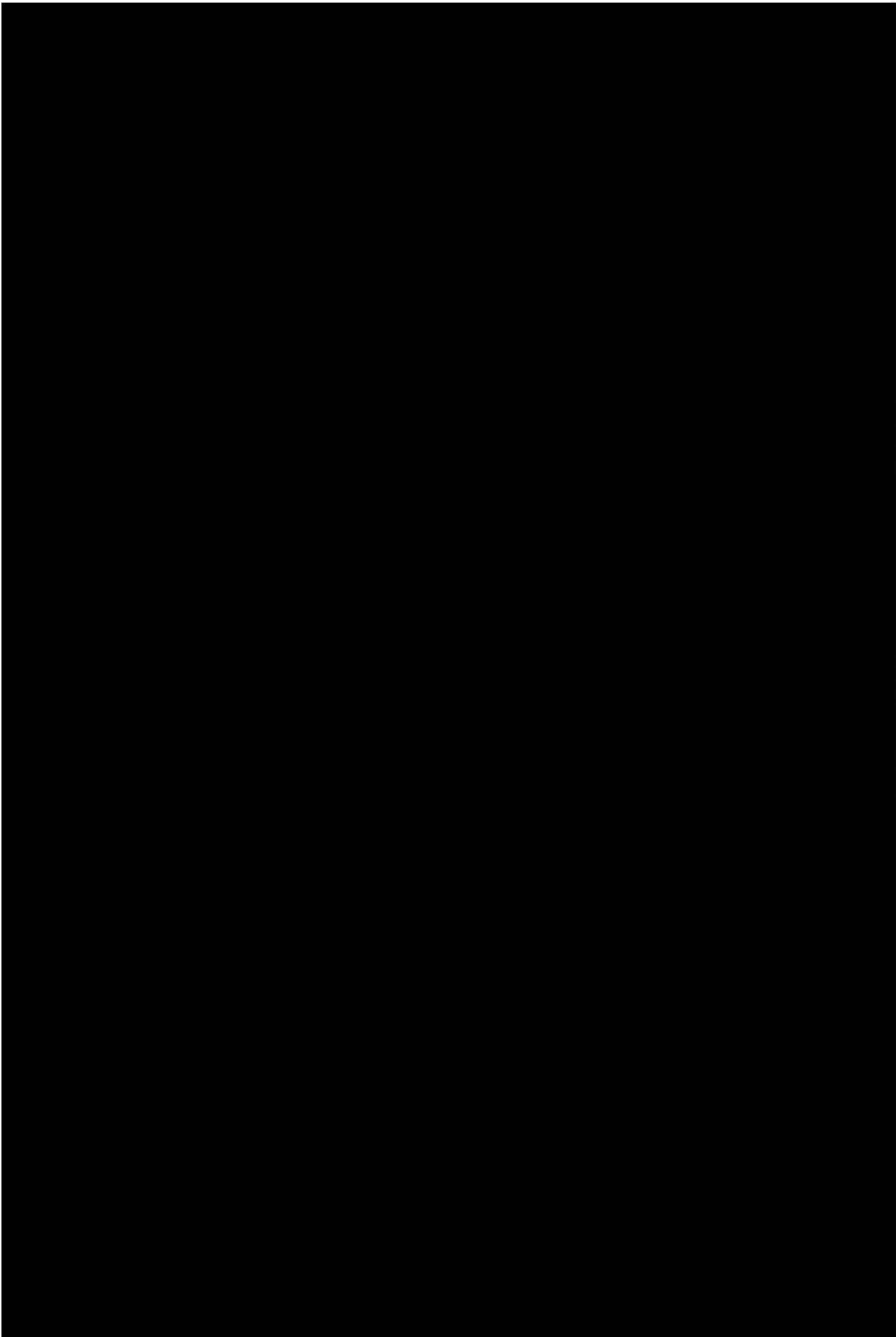





From: Abhishek Accounts <accounts@abhishek.com>

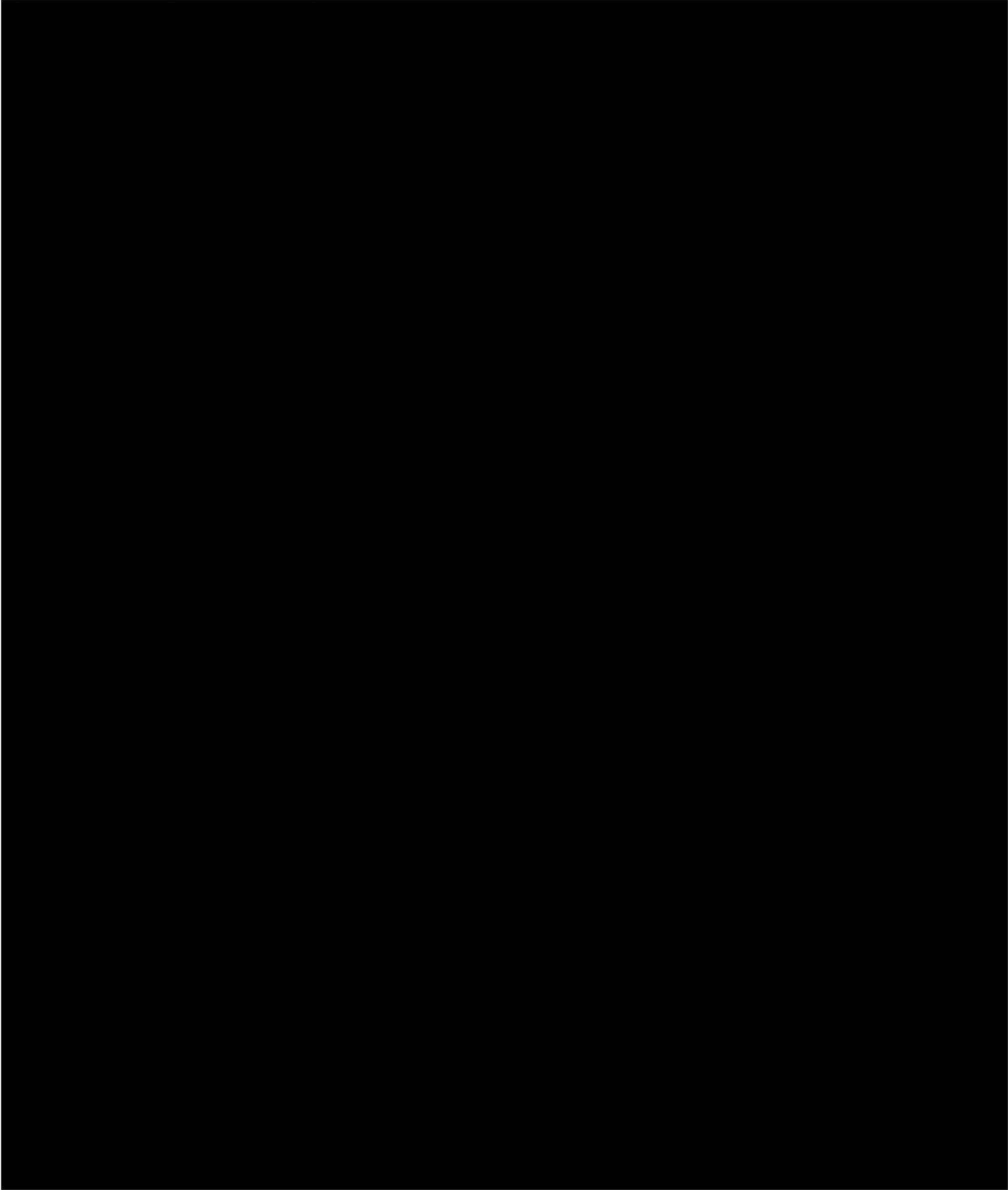


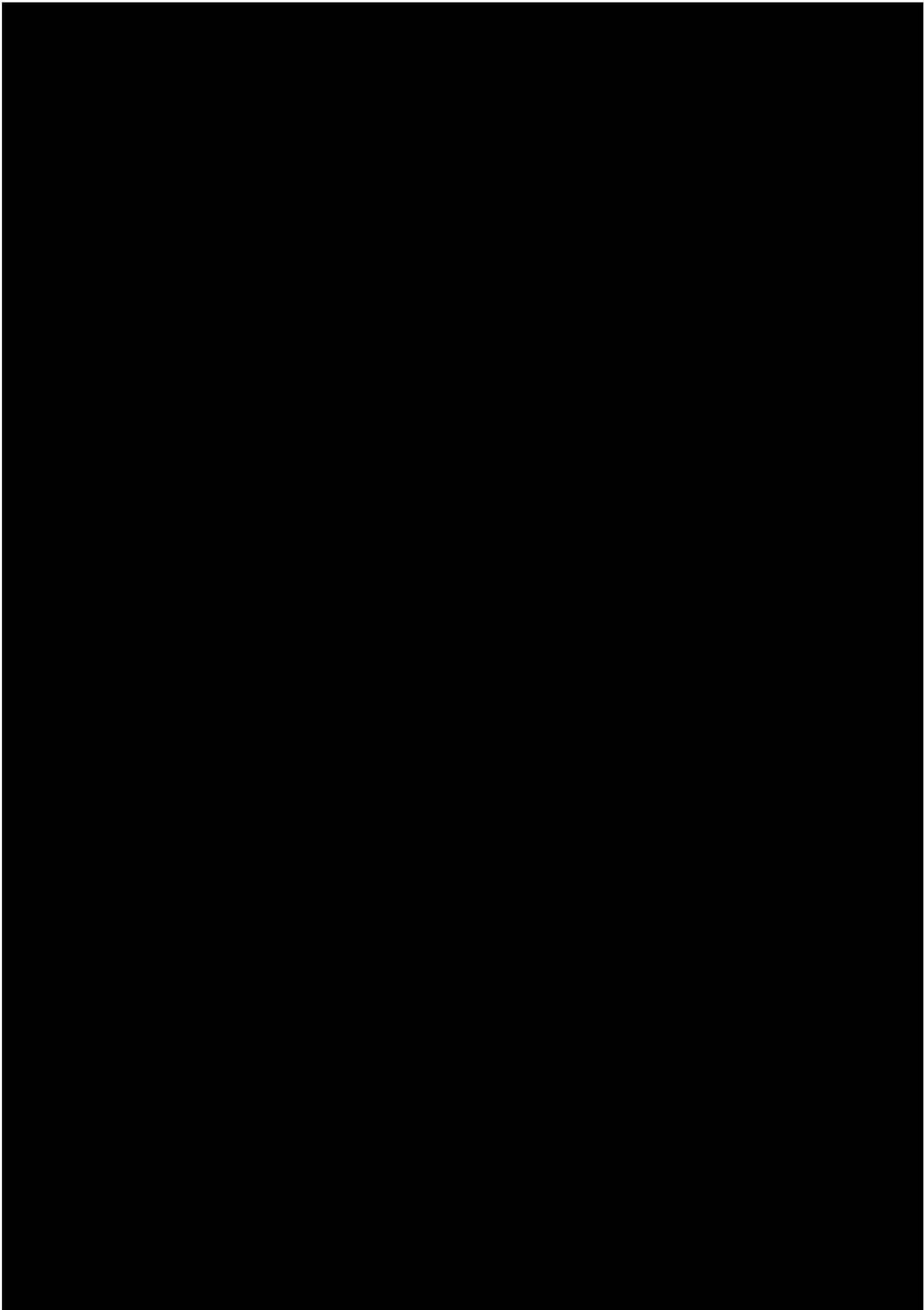
Email sent now with explanation.





Flat 3,
751a Finchley Road
London NW11 8DL

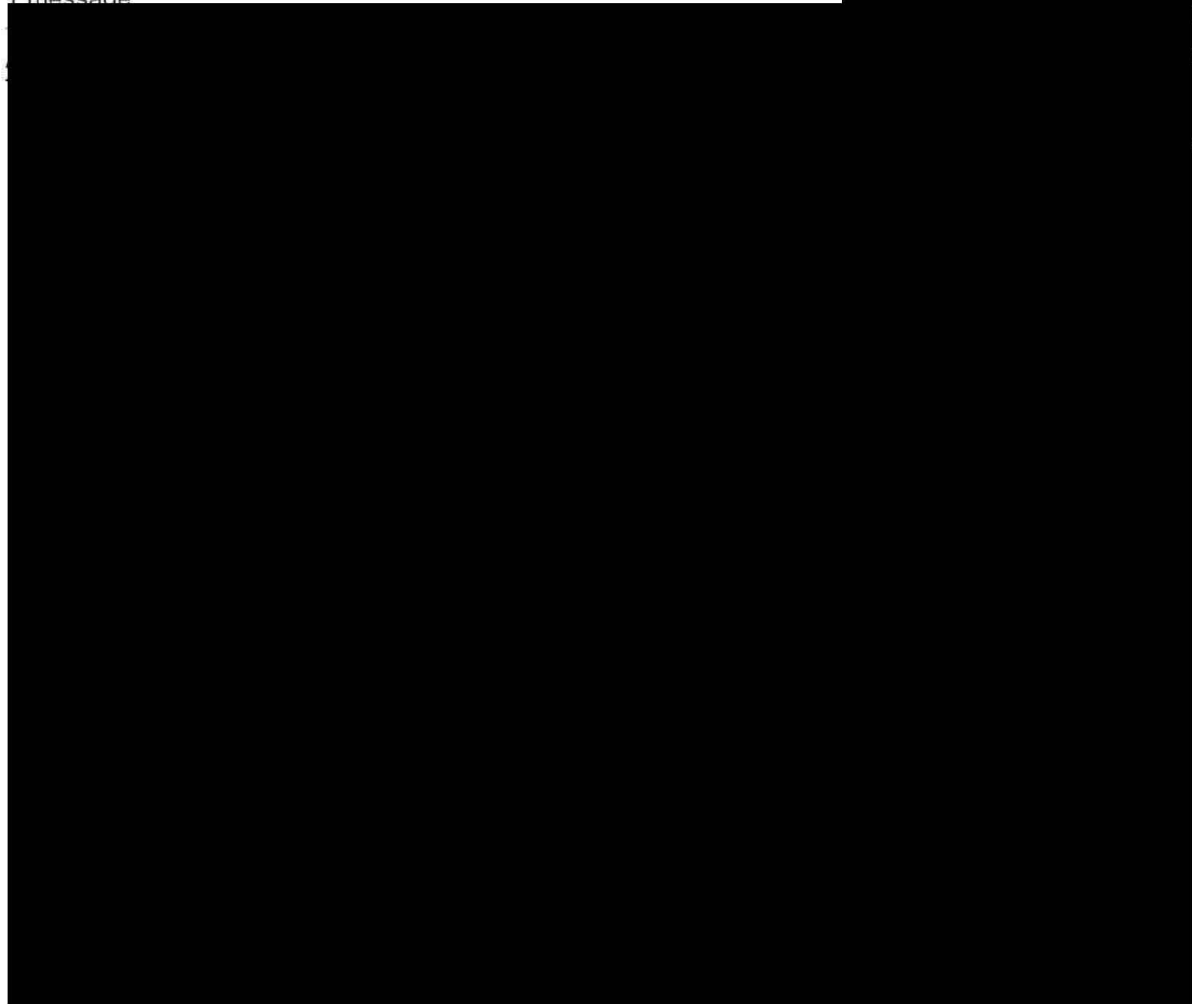






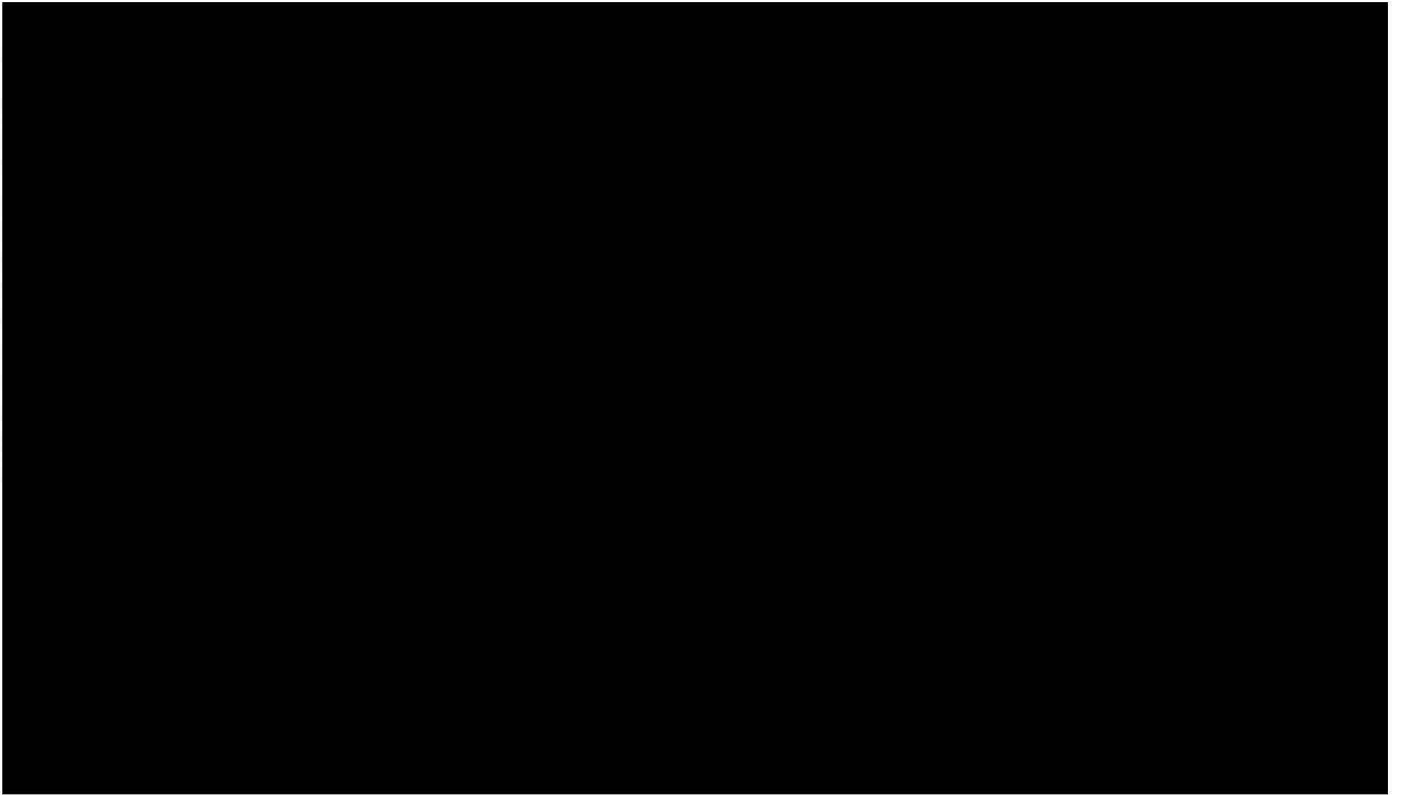
re 751a Finchley Road

1 message



arch 2019 at 18:34

ture of your



----- Forwarded message -----



s

but till

ASSURED SHORTHOLD TENANCY AGREEMENT

for residential accommodation
furnished and unfurnished

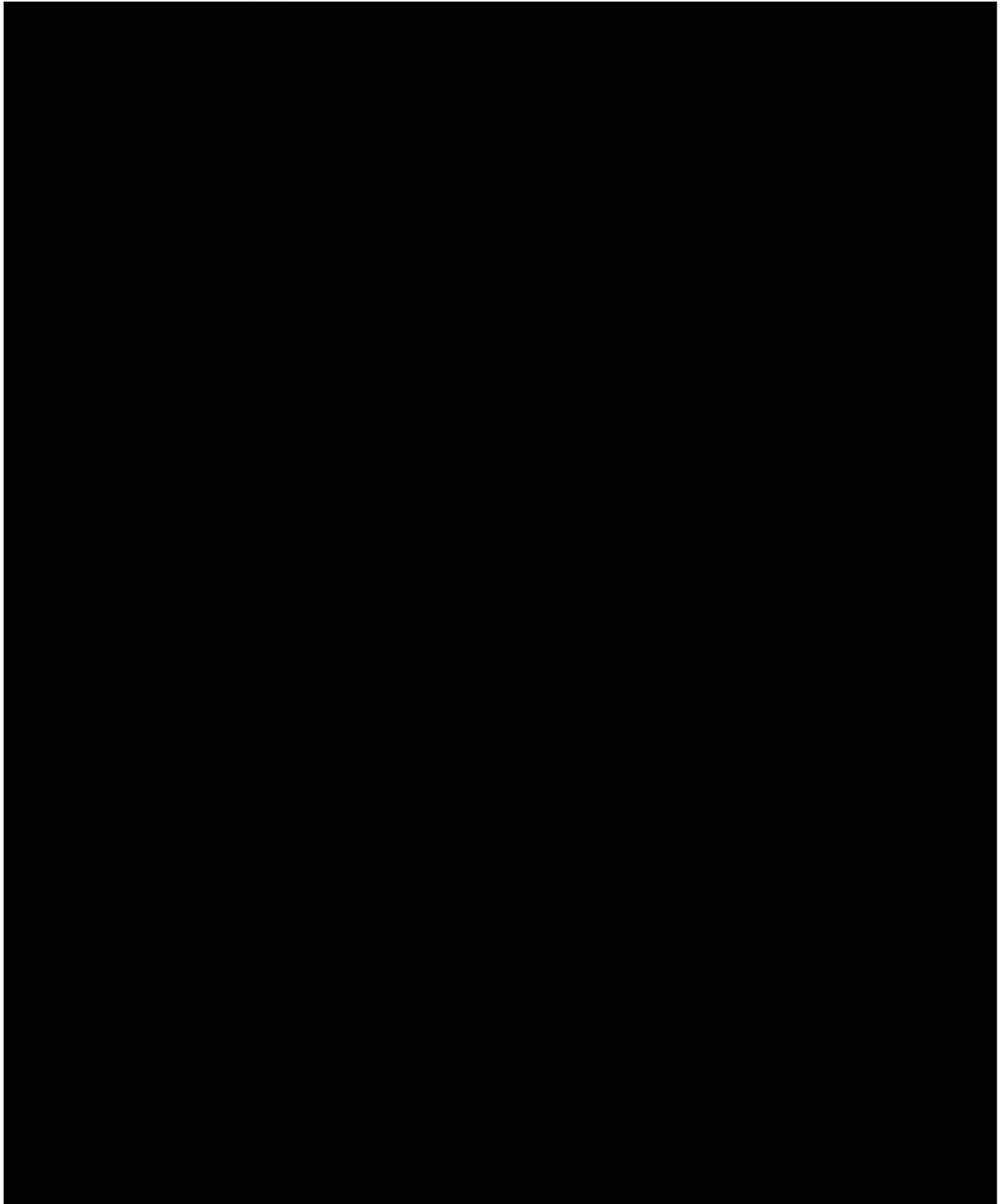
This Tenancy Agreement is for letting furnished or unfurnished residential accommodation on an Assured Shorthold Tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of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

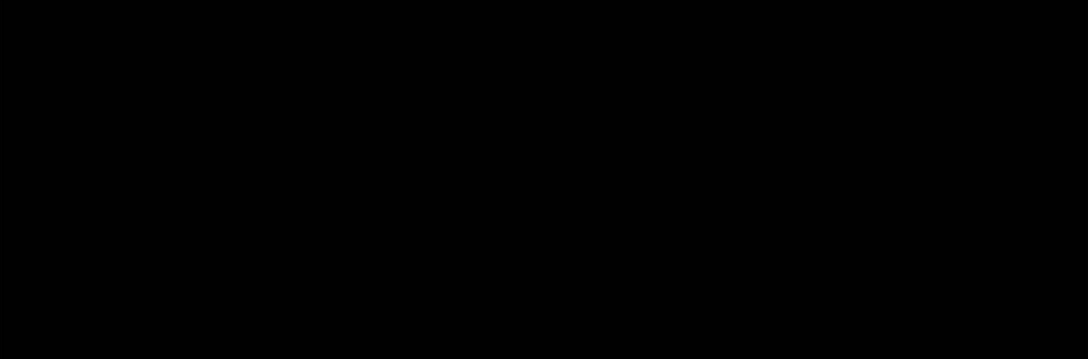
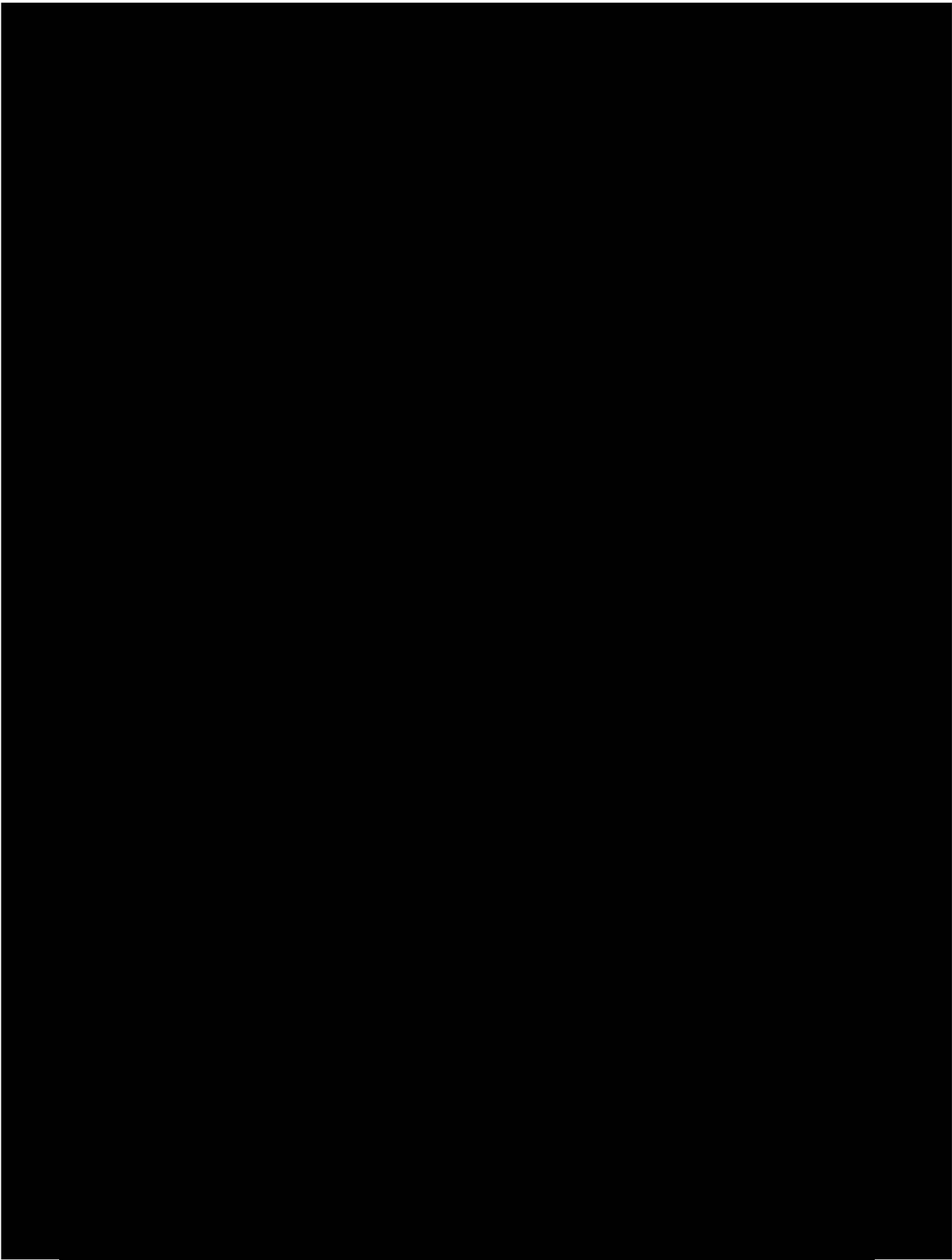
N.B. A Notice of Assured Shorthold Tenancy need no longer be served on the Tenant for new tenancies created on or after 28 February 1997.

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**

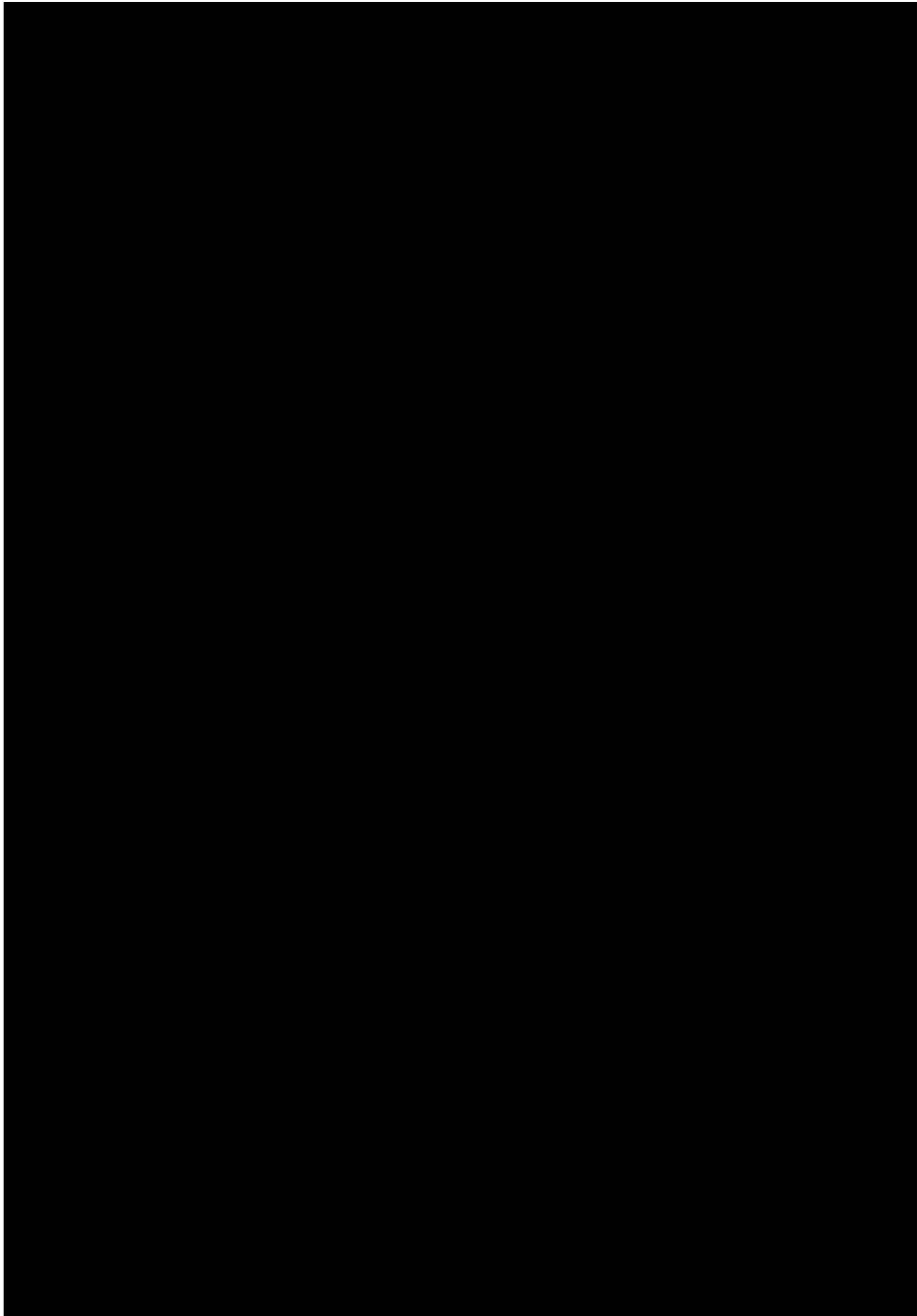
PREMISES **Flat 3 751a Finchley Road**
London NW11 8DL





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This agreement is dated: 03 February 2020

1. Parties to this agreement

The "Landlord" is: Crewys Properties

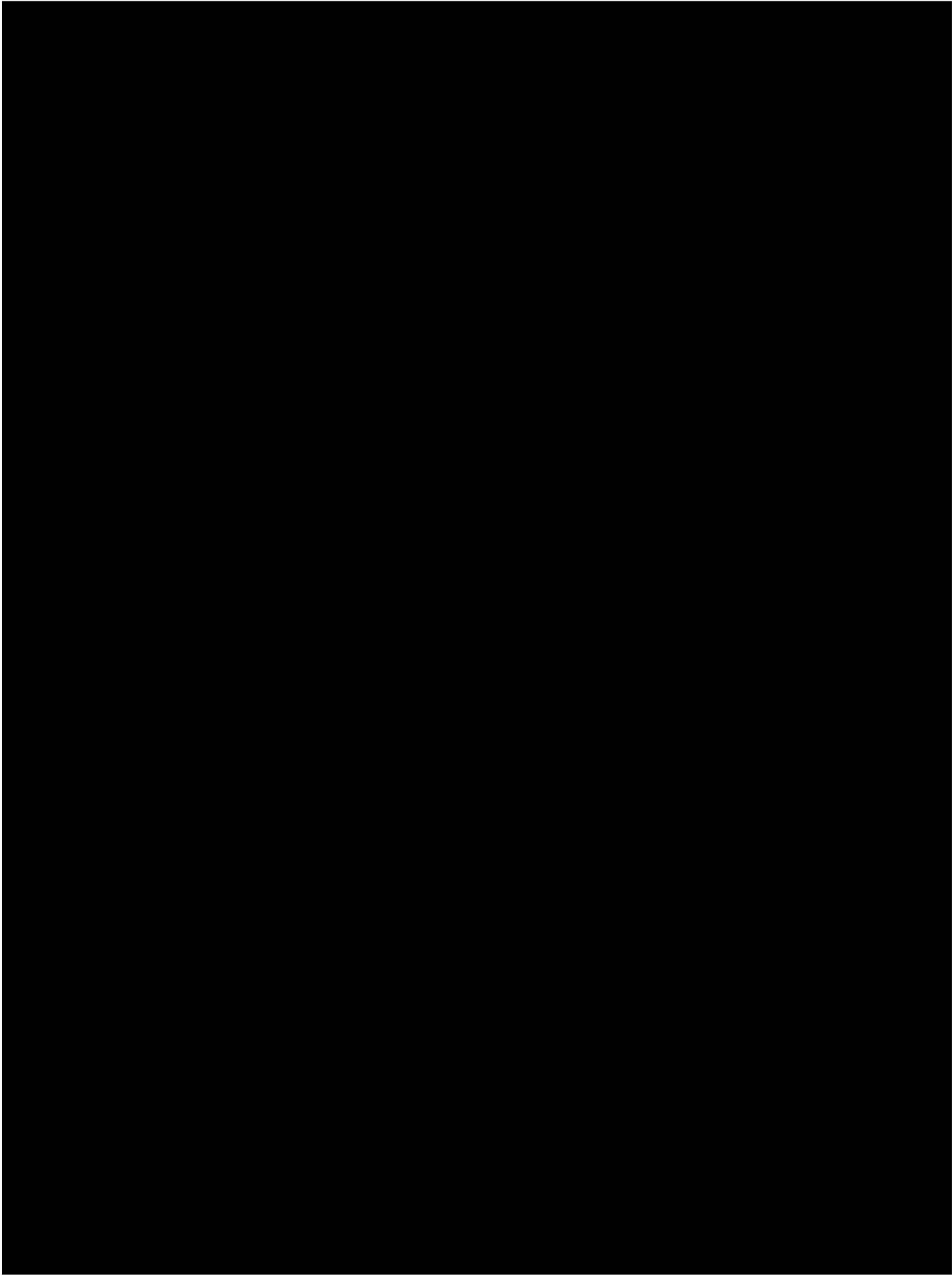
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The property let by this agreement is: Studio 3, 751a Finchley Road NW11 8DL.

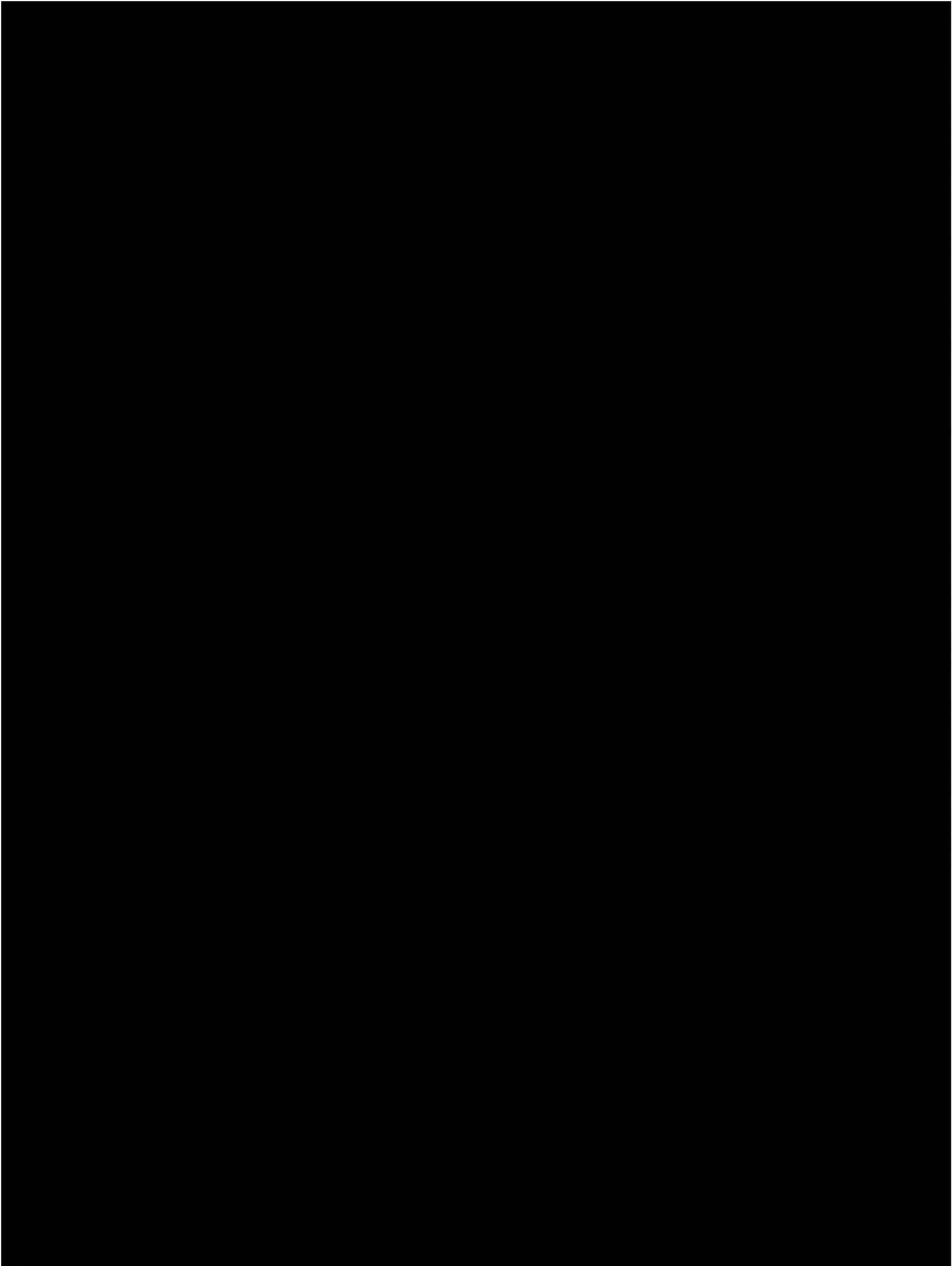
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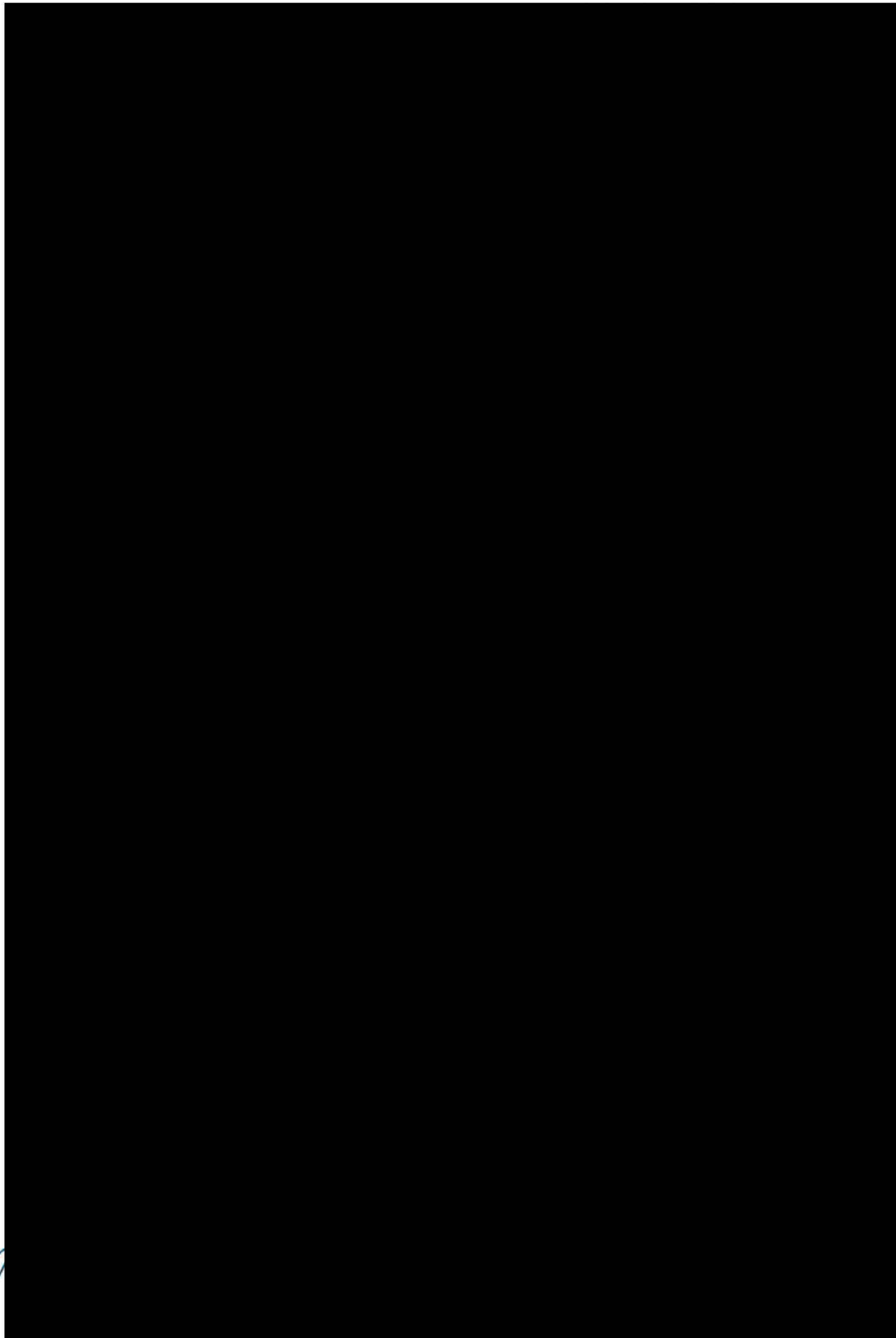
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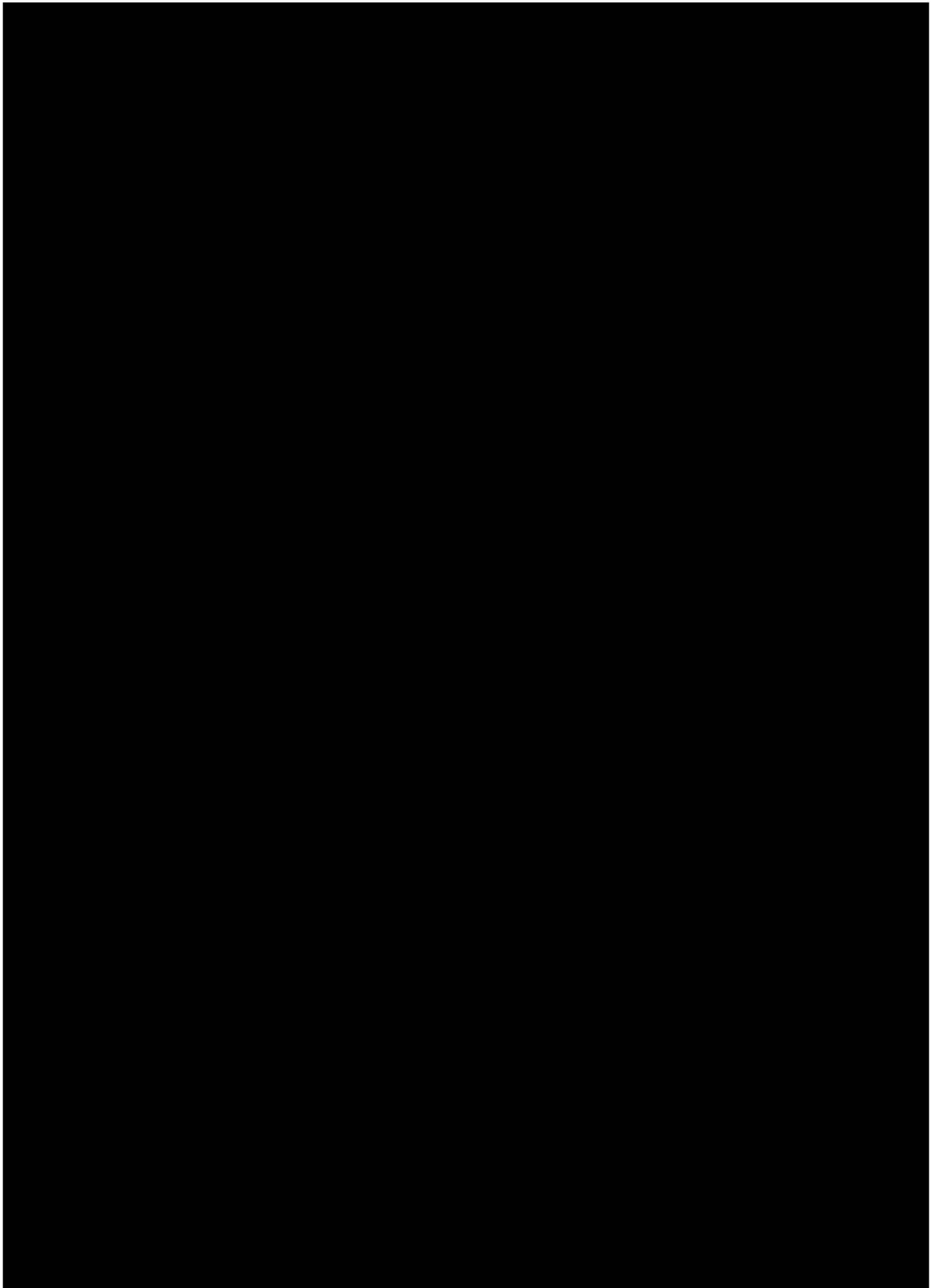
J.S.

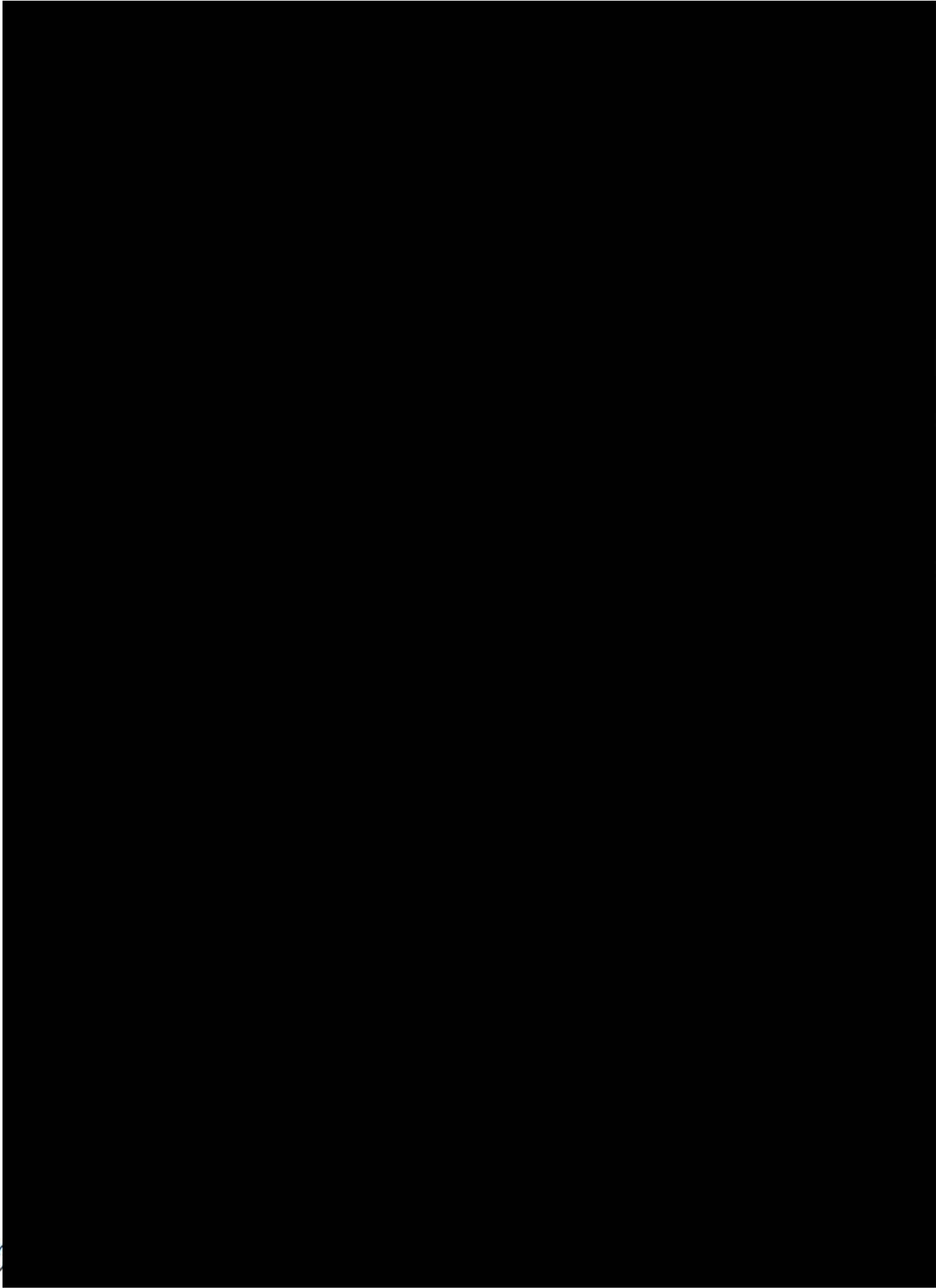


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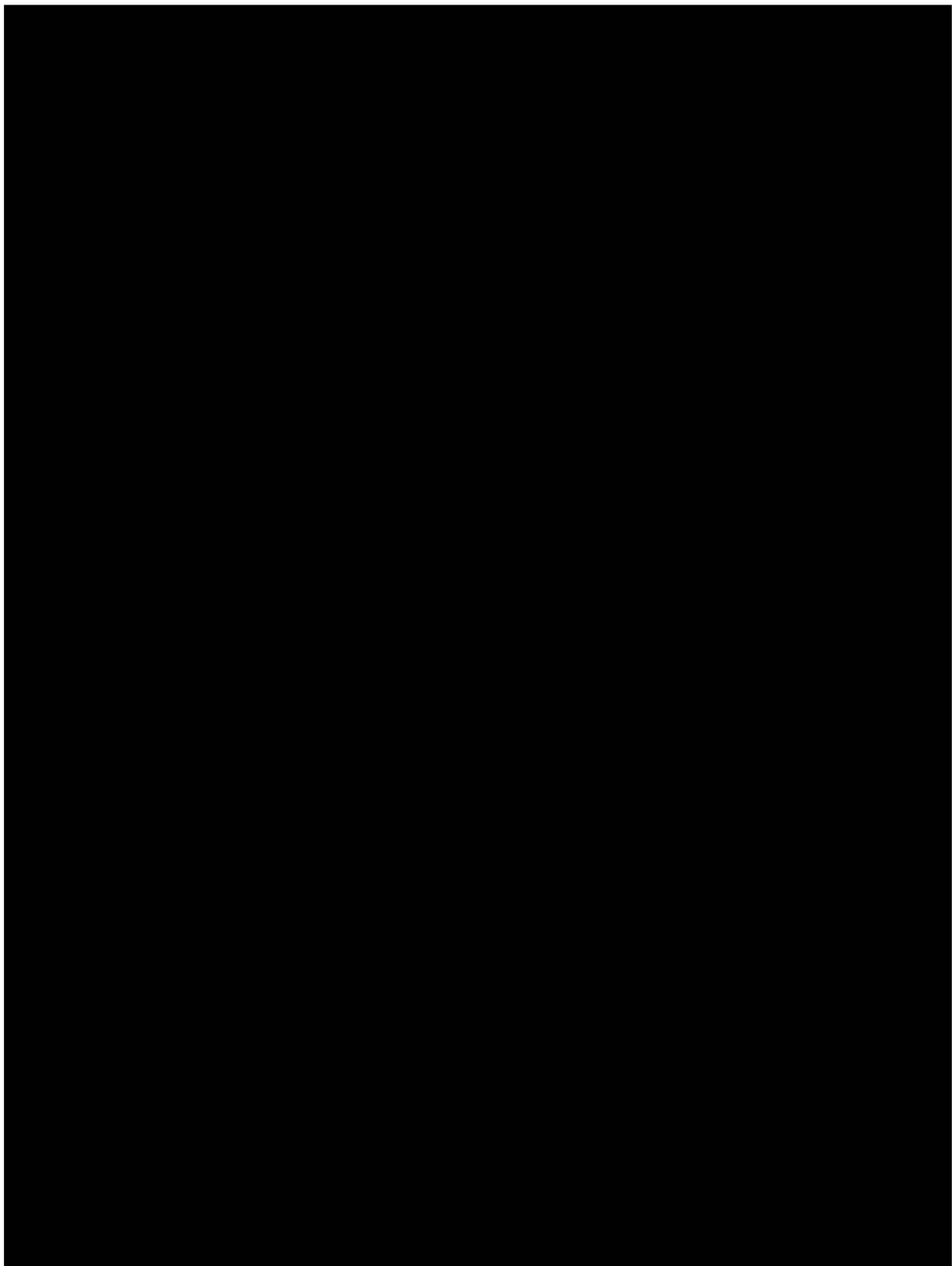


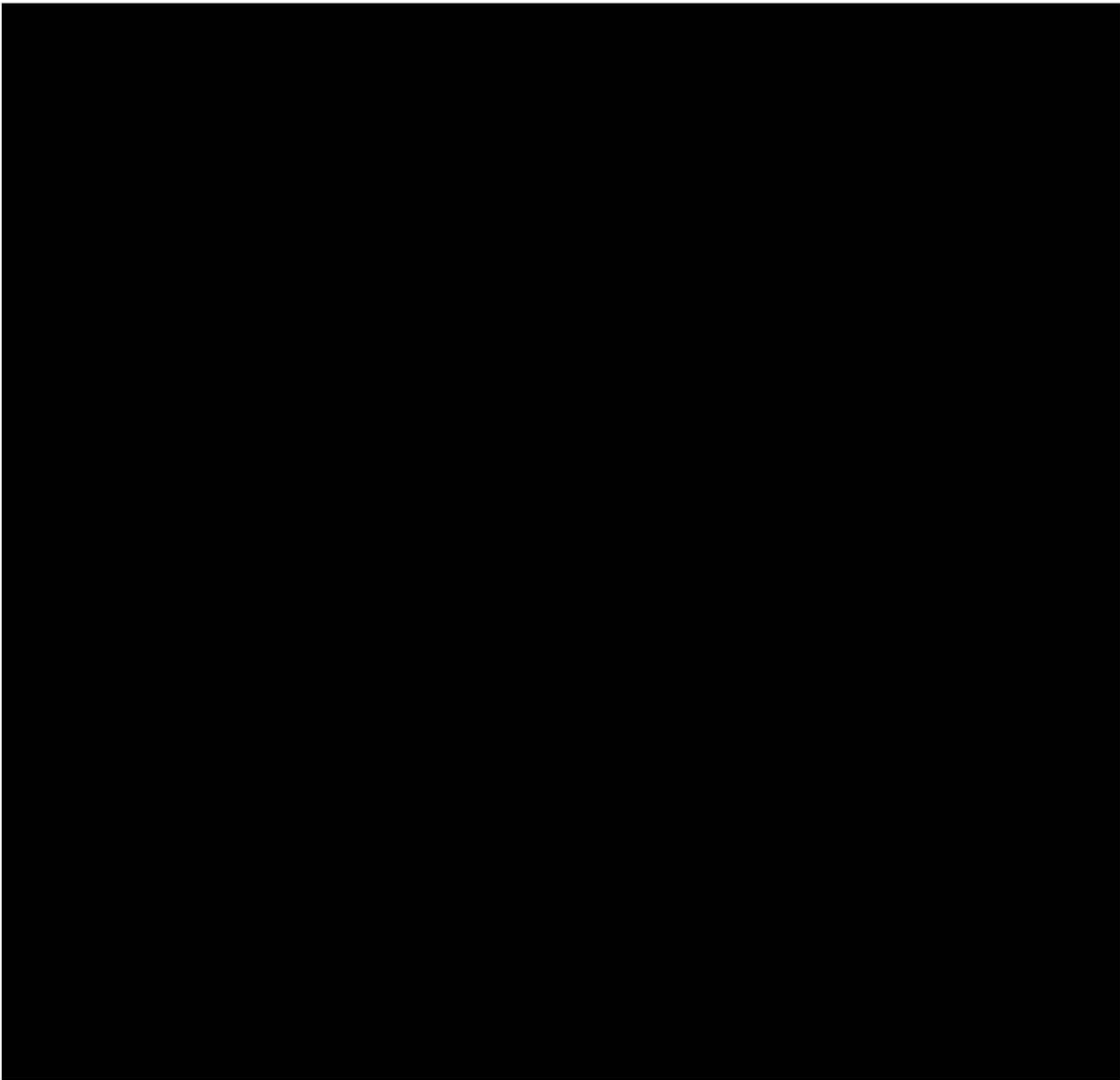




17. Notices

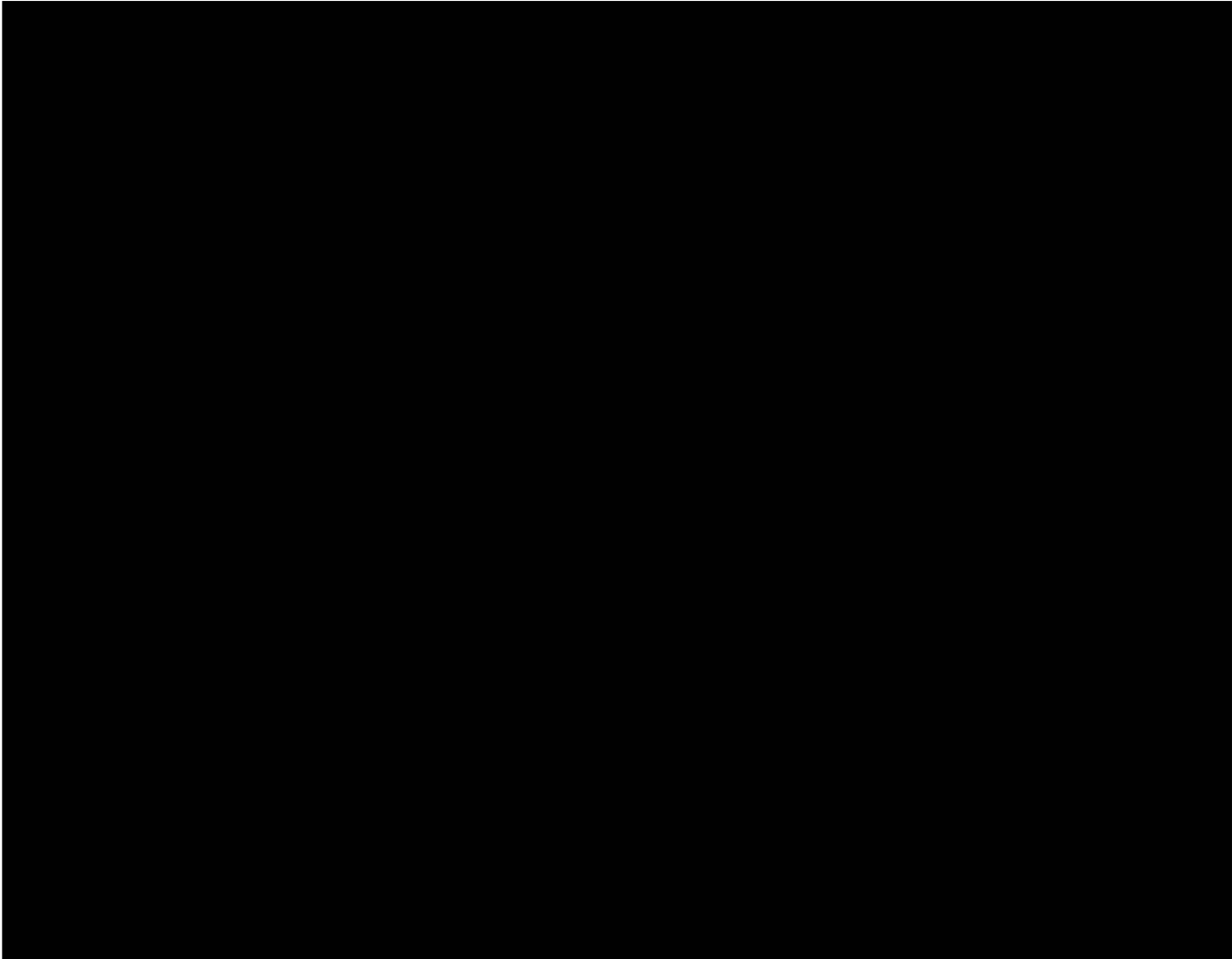
J.G.



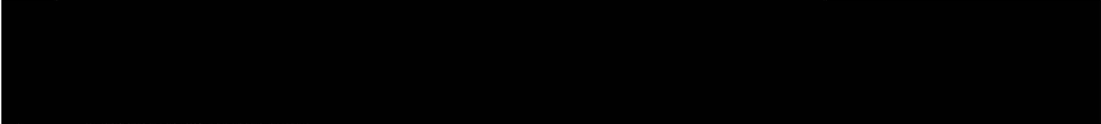
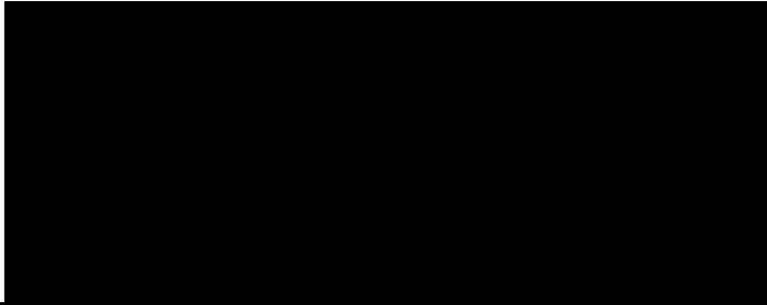


J.G.

Te [REDACTED] at **751a Finchley Road**



Assured Shorthold Tenancy Agreement (AST)

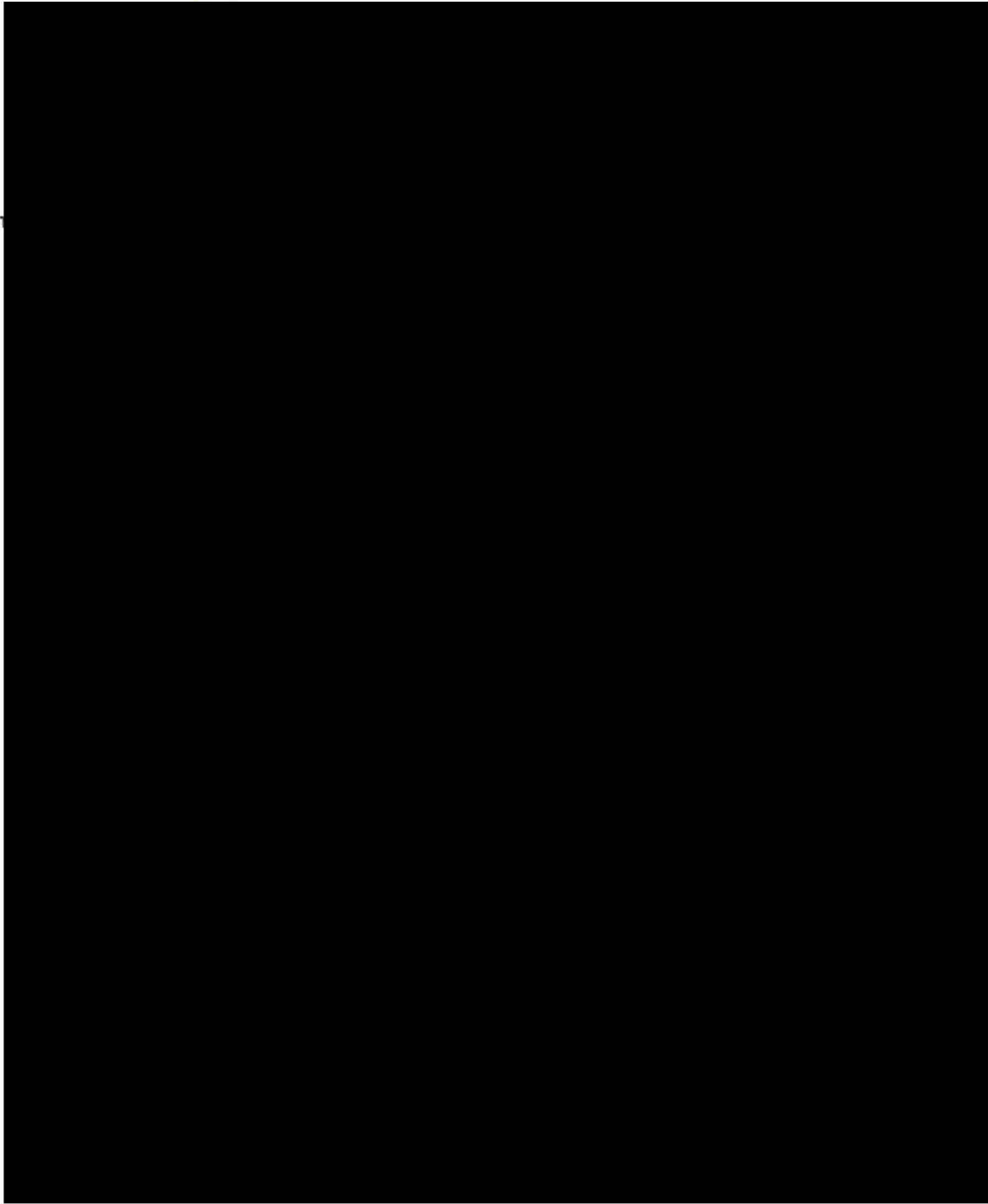


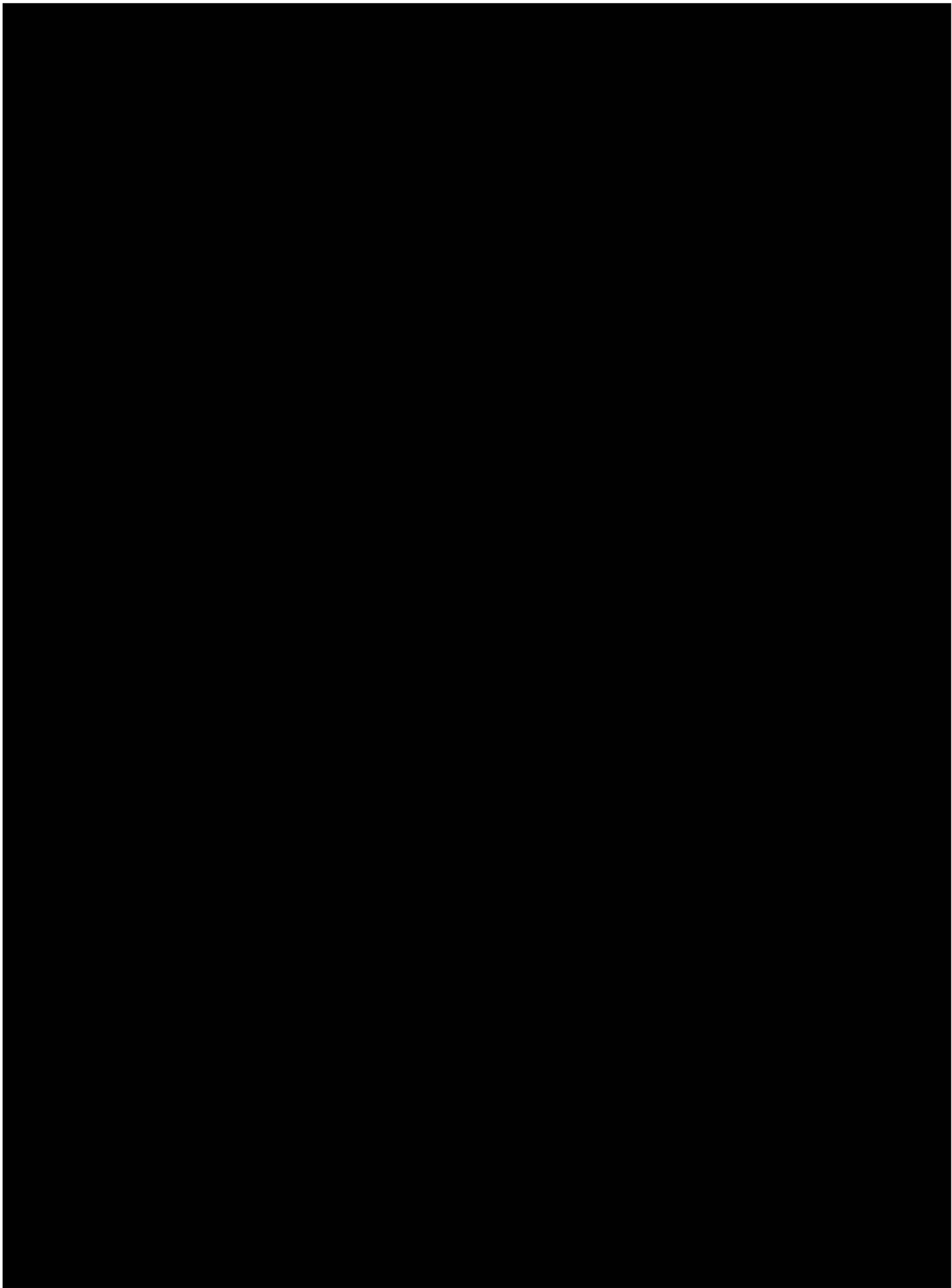
1. Summary of terms

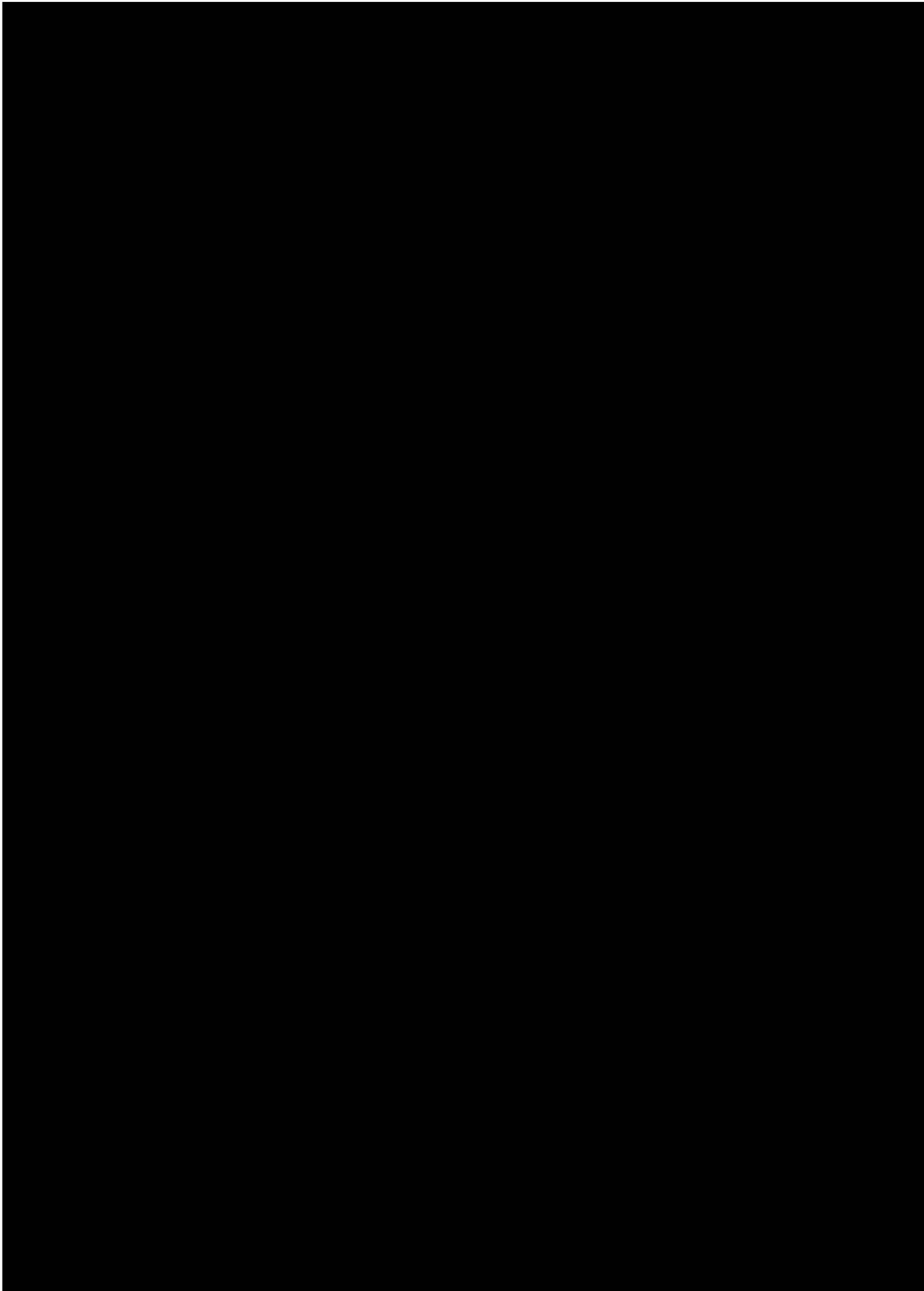
The property let by this agreement is: Flat 3, 751a Finchley Road, NW11 8DL

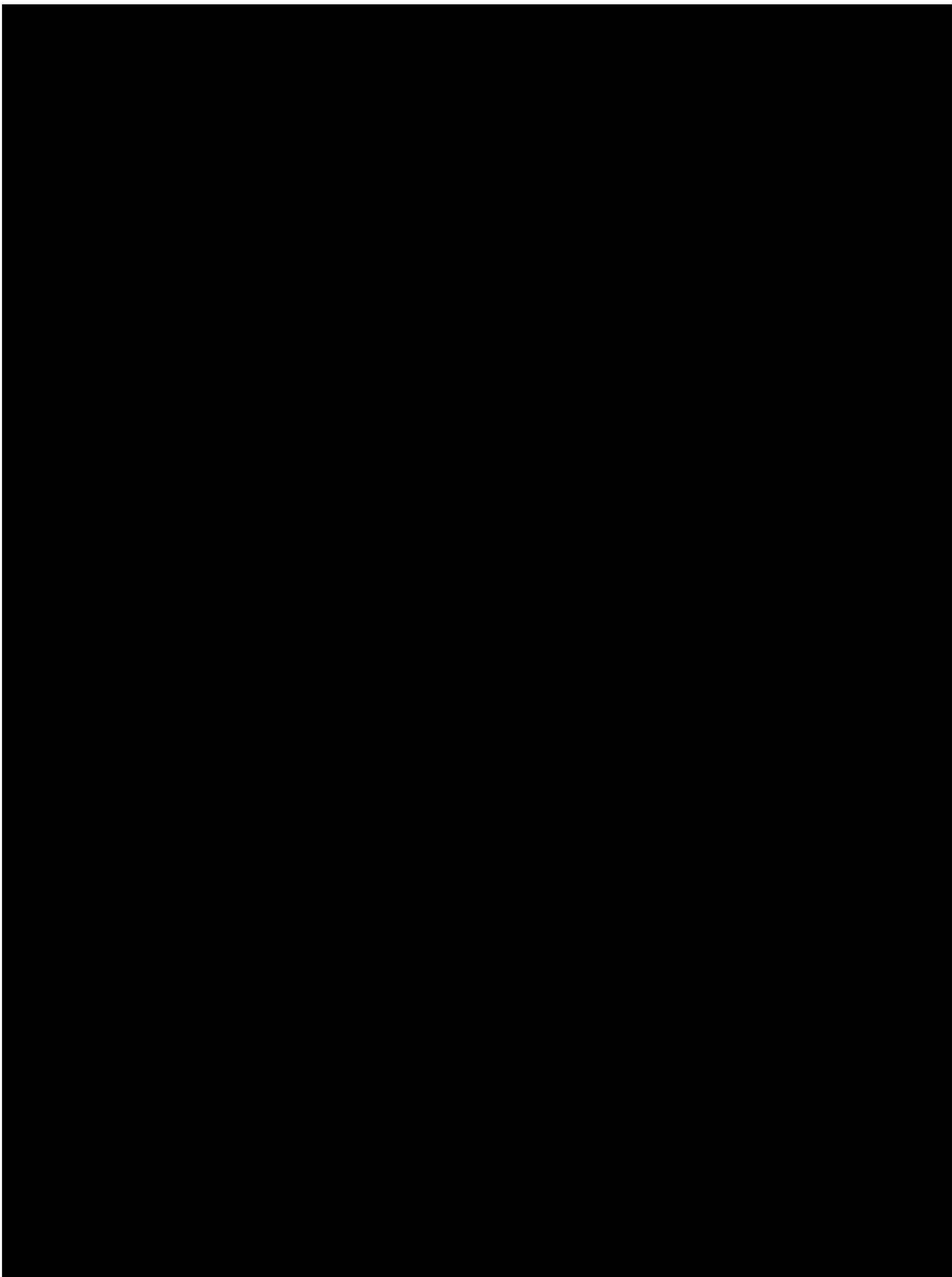
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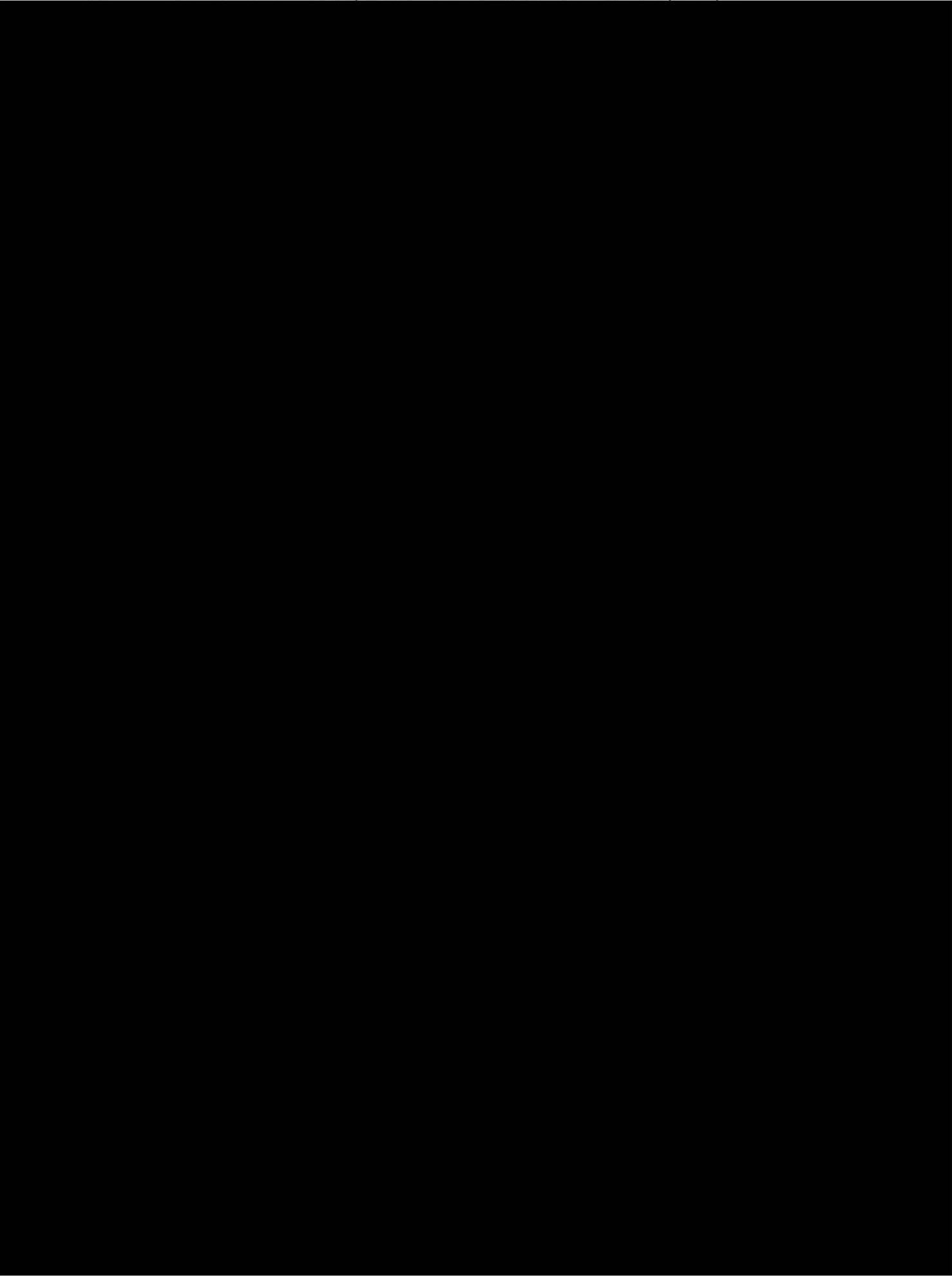








8.2. not smoke tobacco or any other substance inside the Flat under the penalty of



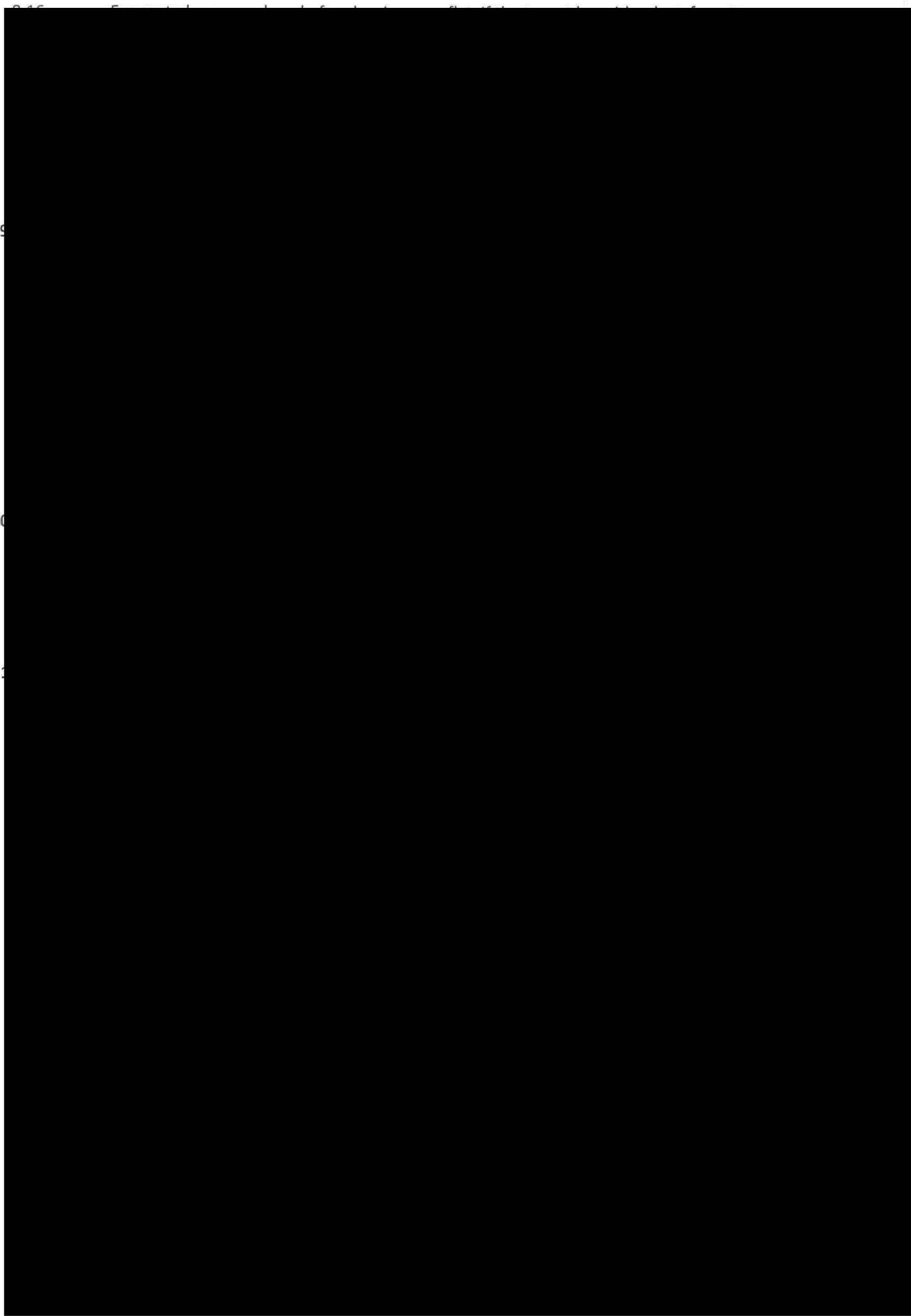
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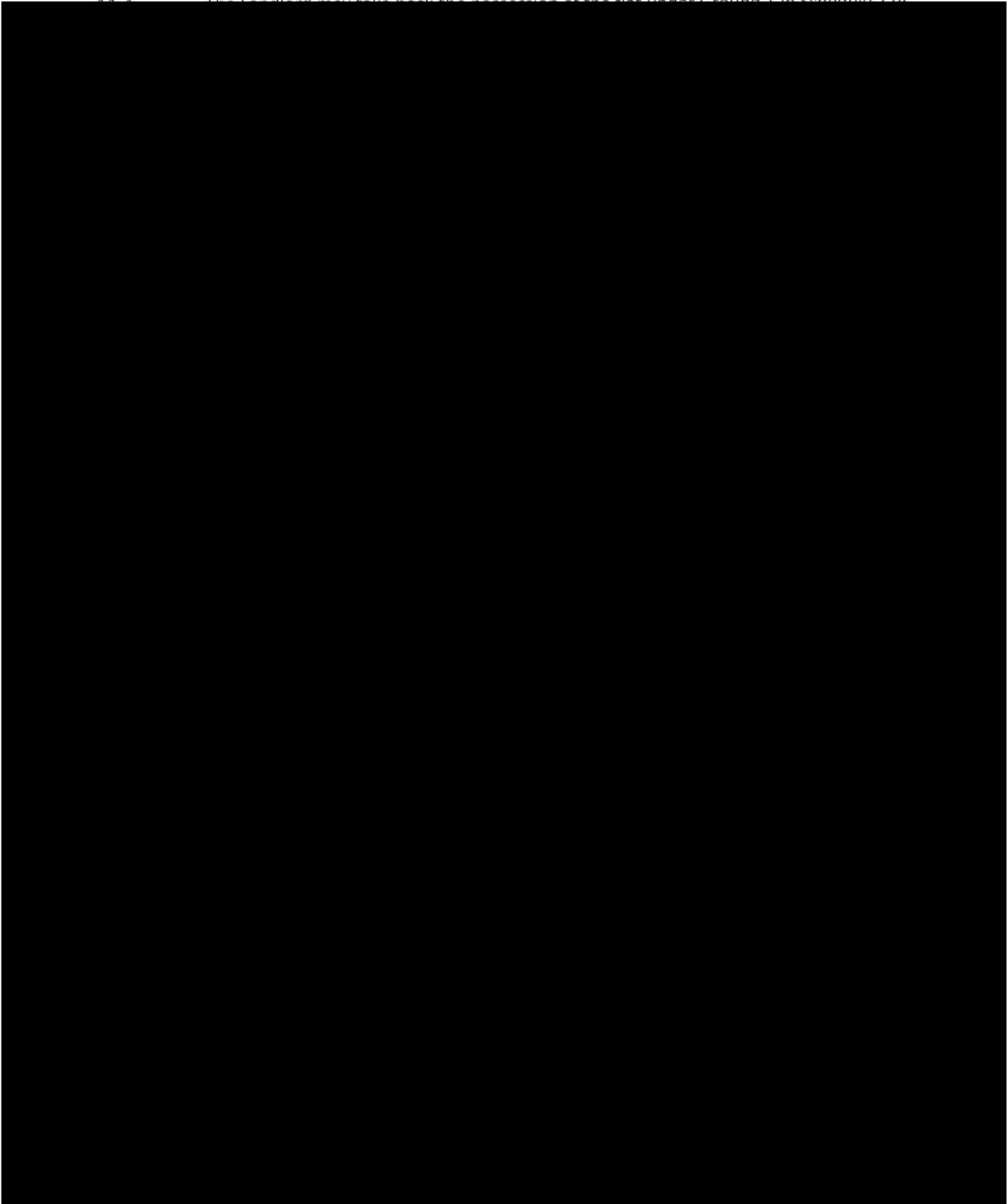
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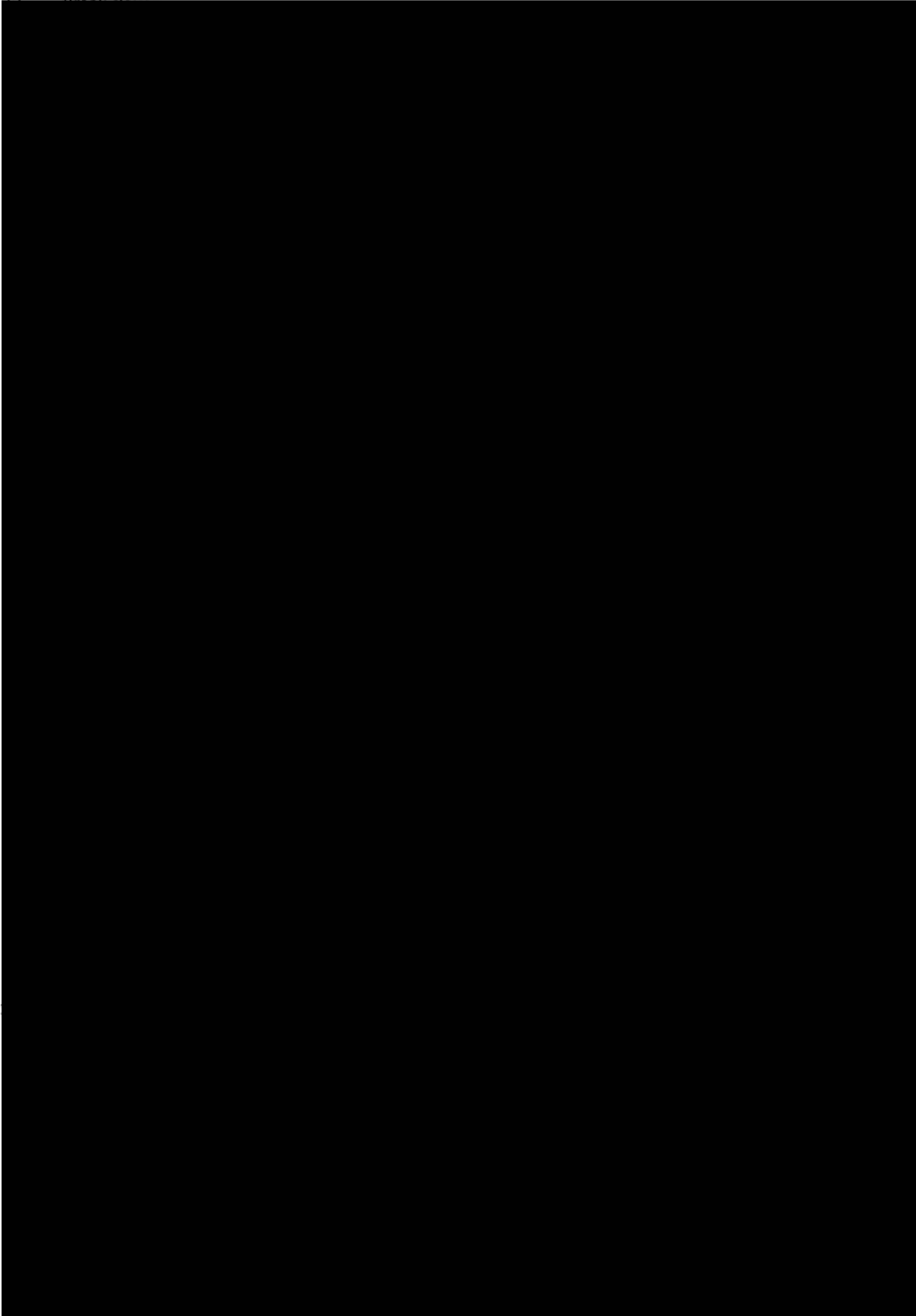
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11.4. The Landlord must include the possession of the flat under Ground 1 in Schedule 2 of

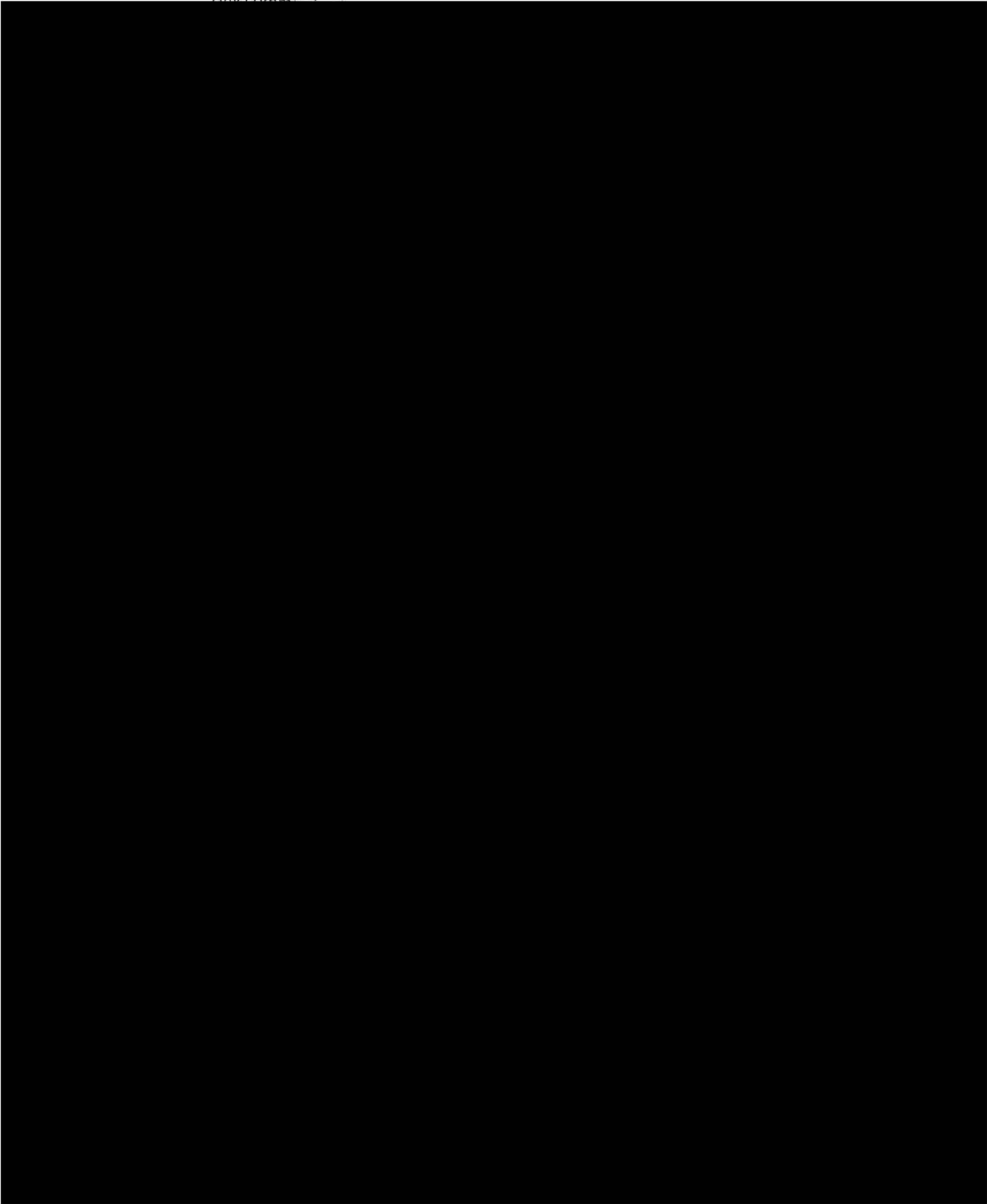


12.3. The tenant acknowledges that he is liable as the lawful occupier of the flat for any liability or claim under the Occupier's Liability Act 1984.

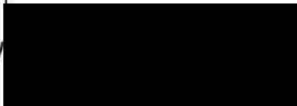


15.2.

Any comment



Tenancy



at 751a Finchley Road

Payor	Property	Description	Amount	Rental Period	Invoice	Due Date	Amount	Date Paid	Amount
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A large black rectangular redaction box covering the entire main body of the table.

Your Council Tax Bill 2022/2023

Date: 03/09/2022

Reason for Bill:
Council Tax Rebate Payment

Property Address

Flat 3 1st Flr Band A
751A Finchley Road
London
NW11 8DL

0203 291 4000
0203 291 4000



