



### Access to the best tenants

Demand from tenants for homes in this special part of London is consistently good but it is competitive and fast-paced. We have many years experience letting and managing homes in this area during which we have developed solid relationships with relocation companies, HR teams in international corporations and property finders. Through this we have access to the best tenants.

From the outset we develop good relations with our tenants and this continues throughout their stay – and as we have lived here for many years our service level is intuitive- help with schools, where to shop and the myriad other practical issues that come with moving to a new home in a new place. It is never a problem. We believe strongly in the maxim – “a happy tenant is a happy landlord” – for us, a pleasure to help tenants settle, relax and enjoy this great place in our capital.

### Experience and service is key

Whilst our landlord clients are assured that the tenants we introduce will be of the highest calibre it is important to understand that any tenancy agreement must have strict legislative procedures adhered to. These include annual Gas Safety Certificate and an Energy Performance Certificate (EPC) at commencement of a tenancy. Whilst an Electrical Safety Certificate is not a legal requirement it is nevertheless the landlord’s responsibility to ensure the safety of electrical appliances.

We take the stress from our landlord clients to ensure that legal obligations are met. But that is not all. Presentation is key to ensuring that best market rent is obtained. After all first impressions do count. We organise everything from floor-plans, high quality photography and the preparation of an accurate descriptive. Once approved by you we will embark on an extensive marketing campaign which will include direct notification to our extensive tenant database, relocation agents and property finders as well online and offline, national and international channels. We leave no stone unturned and is cost inclusive. No tenant - no fee.

### Completing the process

Of course we deal with all viewings with prospective tenants and because the majority of our tenants are busy people this will inevitably include evenings and weekends. Not a problem - we live here and we go out of our way to be helpful.

Once terms are agreed we carry out rigorous checks on the proposed tenants employment and financial status which include where possible references from a previous landlord and a credit check. We go to great lengths to ensure that the entire process is professionally concluded. We will handle the usual procedures such as inventory check-in, transfer of utilities, pre-tenancy cleaning etc and we help the tenant along the way to ensure that this potentially stressful process is smooth and enjoyable for them also.

As you will be aware legislation demands that tenants’ deposits must be protected and held in a government-authorised Tenancy Deposit Protection Scheme. We will arrange this through our appointed and legally approved provider and a certificate will be expeditiously sent to the landlord and tenant.

We have every confidence that our many years experience as residents and as agents in this area will enable us to act successfully on your behalf and by all means do call Laura Morris or Anthony Casingena on **0207 433 3933** or email at [cas@anthonycasingena.com](mailto:cas@anthonycasingena.com) for an informal chat to go through your individual requirements.



**0207 433 3933**

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