



### **Client communication is essential**

We manage a number of residential and commercial property assets across London and beyond. Our clients, many of whom we have had long-standing relationships, include private landlords, family trusts, and overseas investors. A key component to good property management is acting as an effective conduit between the landlord and their tenants.

We carry out regular inspections to ensure that the tenant is maintaining the standard of our clients properties. Dealing promptly with repairs and maintenance issues in a cost effective way is just part of what we do.

We employ trusted and tested engineers and contractors. Whether we are asked to deal with small “end of tenancy” decorative tasks or major maintenance projects this is not a problem. We always obtain two quotations and costs are carefully scrutinised and agreed before works commence.

### **You can relax - LET US TAKE THE STRAIN**

From commencement to termination of each tenancy we deal with everything. We ensure that all legislative requirements are taken care of including up-to-date EPC (Energy Performance Certificate), annual gas safety checks and that the property complies with electrical safety requirements.

We appoint independent inventory clerks to draw-up inventory reports at check-in and check-out of each tenancy. We arrange for all utility services to be transferred and will deal with final landlord accounts and ensure these are paid up-to-date.

Out of hours and/or emergency issues are also managed efficiently and landlords are immediately notified in such events.

Tenants deposits have by law to be protected and held in a Government approved Tenancy Deposit Protection Scheme and we will certify to both the landlord and the tenant that these are secured with our provider for the duration of the tenancy. Our aim is to ensure that good relations are maintained between the landlords and the tenants so that disputes are avoided.

For further information and fee structure about our management service please contact either Laura Morris or Anthony Casingena on **0207 433 3933** or email us at [cas@anthonycasingena.com](mailto:cas@anthonycasingena.com)



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