



**anthea**

LETTINGS & PROPERTY MANAGEMENT





# About Us

Anthea Lettings is a modern and innovative Letting Agent. Our office will provide you with a professional lettings and property management service that embraces our core principles of quality service and customer care.

At Anthea Lettings our priority is people, and we are proud of the quality of service that we deliver daily to all our clients. We're real people, with real solutions for property management in London.

Anthea Lettings is a highly successful letting agency with properties throughout the North London area. You will receive a competitive rent, paid promptly and reliably, safe in the knowledge that your property is in the hands of London's leading provider of guaranteed rental services.

We offer guaranteed rent 12 months a year, even if the property is empty. The security of fixing your rental income and your costs brings peace of mind to landlords, as well as creating a stable platform for accelerated property investment.

Anthea Lettings have been established since 2005 and enjoy an enviable reputation for professionalism combined with cutting edge technology. Anthea Lettings is an accredited landlord through the London Landlord Accreditation Scheme.

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Anthea Lettings is an independent letting agent dealing with property management, development and Guaranteed Rents throughout London since 2005 with over 40 years of combined property experience.

Our professional and enthusiastic team is experienced in lettings, management, maintenance, renovations and development of properties. We mainly operate in the Barnet, Brent, Camden, Haringey, Islington, Hackney and most of North London's Boroughs.

As members of The Property Ombudsman Scheme for Estate Agents and Letting Agents, you can be assured that you are dealing with a responsible, professional and regulated agent. Our enthusiastic and dedicated staff are trained and bound by The Property Ombudsman's strict Code of Practice and aim to provide that highest standards of services both to landlords and tenants.

Anthea Lettings are members of The Property Ombudsmen, National Approved Letting Scheme, Residential Landlords Association and National landlords Association. We secure all deposits with the Tenancy Deposit Protection Scheme. These memberships provide landlords and tenants with an assurance that they will receive the highest level of customer service.



# What we offer...

Fixed Income Guaranteed

No Void Periods

Full Management Service

No Set Up Fees

No Agency Fees

No Arrears

Landlords Are Paid Even If Tenant Fails to Pay

Guaranteed Contract Start Date

Contracts up to 5 Years

Full Maintenance with Our Own In House Contractors

No eviction Costs



# Guaranteed Rent

We provide a full management service, freeing you up from the day-to-day management responsibilities of your property or portfolio. This gives you more quality time to concentrate on other things such as more time with the family or time to plan your next addition to your portfolio. This service is available to the landlord with one property or the corporate institutions with several properties.

Guaranteed rental income every month for the term of our contract.

Payments from the first day of our agreement if the property is ready to let.

No commission and monthly payments in advance.

Never miss a payment or have a void period on your property.

Long-term tenancies ensuring your income.

No need to worry about the legal responsibilities of evictions and re-possession.

No need of trolling through the yellow pages to find contractors, we find, tender, appoint and supervise contractors on your behalf free of charge.

We pay bills or make payments to any third parties on your behalf.

We will be responsible for any damages, repairs, replacements, redecorating etc (except for the

wear and tear white goods and appliances)

We will continue to pay your rent regardless whether the property is occupied.

Anthea Investments is your tenant, any damages occurred, repairs, replacement to the property during the agreed period will be our responsibility..

We will transfer gas, electricity, water and council tax accounts onto ourselves.

We will deal with the tenant enquiries and arrange any necessary repairs.

Arranging renewals of the agreement as necessary.

Minimally furnished properties.

Free advice on compliance with the various safety regulations.

We can arrange and provide for the Gas, Electric and EPC certificates to be completed on your behalf.





The minimum term that we offer is 24 month contract, and during this period we manage every aspect of the tenancy. You receive fixed monthly payments regardless of whether the tenant is paying or not, even if the property is empty.

We act as your tenant and we are responsible not only for paying you the rent, but also for any contractual or maintenance works that need to be carried out. This way you are risk free and not being hassled.

With guaranteed rent, you will be able to experience the financial benefits of having a property portfolio, but without all the stress that comes with it.

### We GUARANTEE the following:

Rental payments paid whether your property is OCCUPIED or NOT

Up to 5 year leases (subject to rental valuation and market conditions)

Commission-free lettings and management service

Regular visits to your property

Full vacant possession on return of the property

An expert and dedicated lettings and housing management team

Protection from the changes from Welfare Reform

# Landlord Services

Our services include regular inspection reports, in-house contractors where required, immediate bank transfers of rental payments, preparation of end of year accounts and full compliance with all legislative and safety issues.

Even though we let the property for you, we are aware that you still have health and safety compliance obligations to fulfill, therefore to compensate for that we are in charge of the maintenance service of the property – free of charge – throughout the duration of your contract with us. Our fixed terms are always long term, and therefore maintenance of your property will be something that you will not have to worry about for a long period of time.

Our experienced staff, act on behalf of hundreds of landlords, the majority of which have been with us for many years. Our innovative approach ensures top market rentals utilising both the private sector and corporate tenants.

We currently have our very own, innovate inventory application which is the only free based inventory application available for download. Having an inventory (sometimes

also called a statement of condition) is essential if the property is let furnished, and a very good idea even if it is unfurnished. An accurate and current inventory will help to protect the position of both parties and can provide evidence to prove the condition of the property at the time it was let.

Our service levels uphold the highest standard of professionalism and are designed to provide the lettings techniques and marketing skills needed to promote the benefits of our clients' properties. We pride ourselves on building long standing relationships with our clients and never forget that the most valuable asset to our company is repeat business and reputation.

With Anthea Lettings your investment is good hands. We don't just offer guaranteed rent, we offer a service that you can trust and rely on.





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ANTHEA LETTINGS  
2 DRAYTON PARK  
ISLINGTON LONDON  
N5 1NU

T: 020 7700 0021  
T: 020 7700 6070  
F: 020 7502 1713

ANTHEALETTINGS@HOTMAIL.COM  
WWW.ANTHEALETTINGS.COM