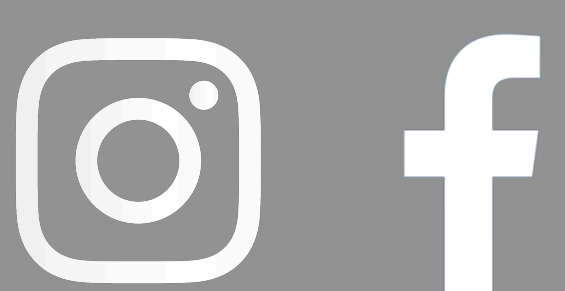


LAURENCE LEIGH  
RESIDENTIAL

# New Tenant Pack

2019

A guide to your new home



[www.laurenceleigh.com](http://www.laurenceleigh.com)



# Your local property experts

with over 50 years experience in the London Property market.

“When a man is tired of  
London, he is tired of life”



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# About Us



## Unrivalled Knowledge

Independent London based estate agency that has unrivalled knowledge and access to an in-demand London property market.



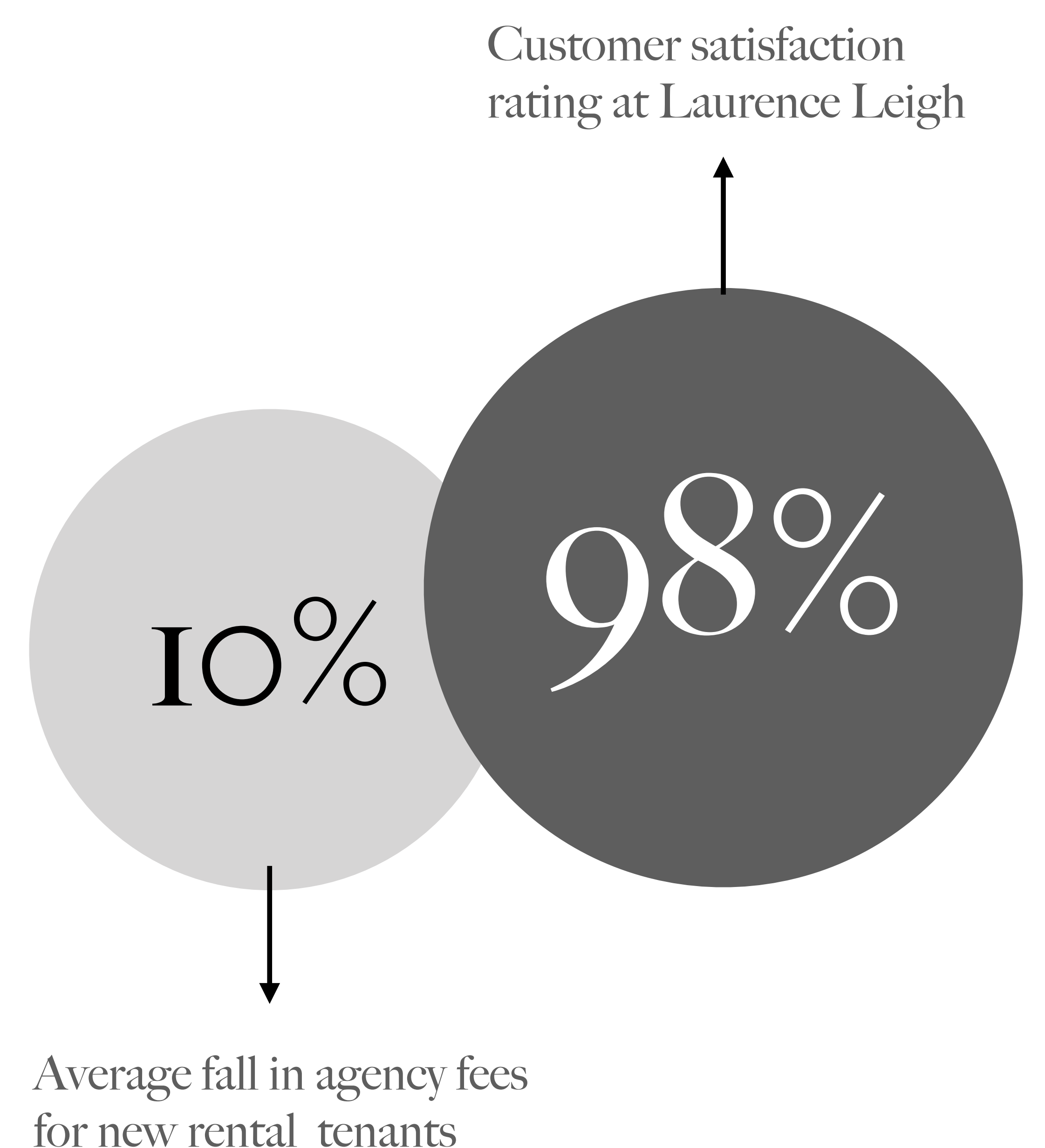
## Seamless and Safe

Laurence Leigh take pride in long term client relationships based on years of reliability and ensuring the client always comes first.

Laurence Leigh Residential is an independently owned estate agency, specialising in the sales, acquisitions and lettings of some of the most exclusive and desirable properties in and around St John's Wood, Regent's Park, Little Venice, Primrose Hill and Hampstead.

Collectively, we have over fifty years of experience in the profession. We have built strong, long lasting relationships, with both local and overseas clients and work closely with some of London's leading property buying and relocation agents.

As a member of MNAEA (Member of the National Association of Estate Agent) and MARLA (Member of the Association of Residential Letting Agents) you can be assured that you are in safe hands. The standard of our service is best reflected in the ongoing relationships maintained with many of our clients whose property transactions we continue to handle over a period of years. In addition to keeping you informed at every step along the way as your transaction progresses, our intention is to ensure the buying, selling or letting process is an experience which runs as smoothly as possible, is as stress free as we can make it and takes place within the required time frames.





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# Meet the Team



On hand to help throughout your relationship with Laurence Leigh Residential



Laurence Leigh

Managing Director

Laurence has been an Estate Agent since he left school in the mid 1980's. He has developed a wealth of knowledge and experience over the years, especially of the St Johns Wood Market where he has been based for the past 26 years. He worked for a local agency for 16 years until he started his own business, Laurence Leigh Residential in 2007. Laurence's success has been built on the personal relationships he has forged and the recommendations that those relationships have yielded. Laurence enjoys sport and is an Arsenal season ticket holder. He is also a keen golfer.



Anne Caro

Senior Sales Negotiator

Anne has been selling property in St John's Wood for 30 years since immigrating to London from South Africa. She is a very familiar face walking along St John's Wood High Street greeting the huge number of contacts built up over the years. Reputation is everything in this business and having changed companies about 3 years ago the number of clients who have gone to extreme lengths to locate Anne has been a testament to her. Anne spends her spare time going to the gym and enjoys travelling.



Sam Robins

Lettings Negotiator

Sam Robins has been working in the property industry for over 5 years. Sam joined Laurence Leigh Residential in 2018 and quickly gained a reputation as both personable and knowledgeable. Sam has proved himself proficient at dealing with tenants and landlords alike offering great attention to detail and understanding his client's needs. Having completed his ARLA qualifications, Sam has acknowledged the complexities of being a modern day lettings agent as he continues to learn and build upon the attributes he has established.



I travel continuously, and I see  
many cities, but there is  
nowhere like London.





# Setting up your new home

Making sure your new home is fully connected with broadband, utilities and connectivity is an important final step to making you feel comfortable in your new abode.

There are many things that need to be taken care of when you move into a new home. Setting up utilities ranks toward the top of any to-do list. Before you set up any accounts, think about what utilities you really need and want. That list may include electricity, gas, water, trash pickup, cable and Internet.

This is a good time to re-evaluate your priorities and budget. After all, you'll be living in a new home that has different costs associated with keeping it running. It's difficult to imagine going without electricity and water, but some utilities are optional and more a matter of convenience.

Are there any you're willing to forgo to save money? Maybe you don't need your own Internet connection if your apartment complex has an on-site cafe that offers free WiFi, for example.

You've got two basic options for setting up utilities: transfer your existing utilities to your new home, or establish fresh accounts. The route you choose depends on the circumstances of your move.

If you're only heading across town, you should be able to keep all the utility service providers you have now. This is an easy process -- just request the last day of service for your old place and the first

day of service for your new home. That said, you may not be able to transfer your account if you're moving to an area that's not serviced by your current providers. When this is the case, request a last day of service (effectively canceling the account) and set up the utility with a new provider.

Keep in mind some landlords require proof that utilities have been set up before they let you move in. Just ask your landlord which ones, if any, need to be on and what documents he or she needs to see as proof.





## Registration

Making sure your council tax is correct and you have registered your new address is important



## WiFi and Broadband

We have listed some of the best internet providers around, with the best speeds



## Utilities

Reliability and value for money are the first things that come to mind when your setting up utilities for your new home

If you're an adult and not in full-time education, or covered by another exemption or relief, you must pay Council Tax. Council Tax is paid to the local authority (council) for the area where you live. To pay Council Tax, contact your local council. They'll register you and send you a Council Tax bill. They'll also tell you how and when to pay. As you have moved to a new property it is important to tell your local council or tell the council for the new area you've moved to. If the property you've moved into doesn't have a Council Tax band, you'll need to contact your local council. They'll arrange for your property to be assessed.

Of all the decisions in life, picking a broadband provider should be one of the easiest – but it isn't. There are contracts, speeds and bundles to consider, and so many providers offering similar-sounding deals that you might be confused by the very sight of them. There are a few main providers of broadband and phone in London. Over the last decade, super fibre optic internet speeds have made watching your favourite films or downloading work files both effortless and timeless. Some of the most popular service providers are Virgin, BT and Sky. All of these providers also offer satellite TV with options to upgrade to sports and movie packages. Phone lines are also installed (if needed)

When it comes to energy suppliers, loyalty doesn't pay. To save, consider switching to a new supplier – particularly if you've stuck with the same company for years and are on a standard variable tariff. These are amongst the most expensive deals, but the good news is you can switch at any time without penalty. Thames Water provide great water services and fairly quick support and call out options in the case that anything does go wrong. British Gas and E.ON are both big suppliers of electricity and gas both in London and throughout the UK.





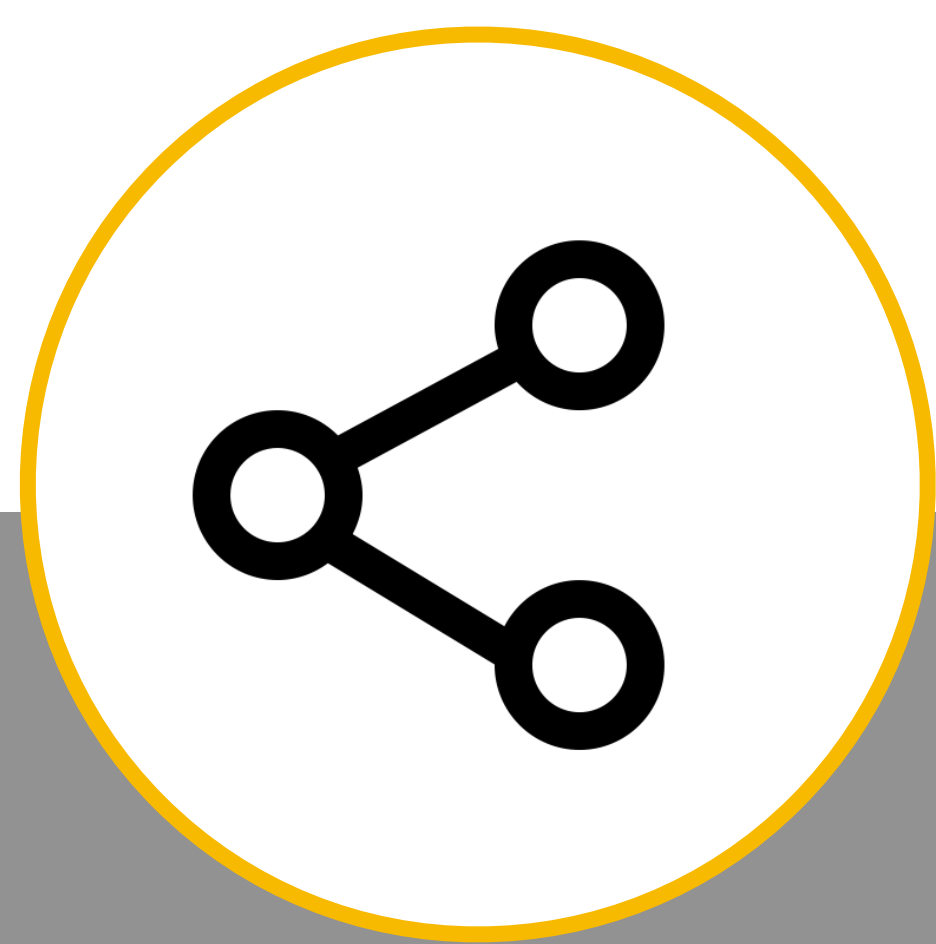
# Local Area Insight

A guide to your new neighbourhood, with tips on local amenities such as shops and restaurants, as well as transport links and London must-haves.



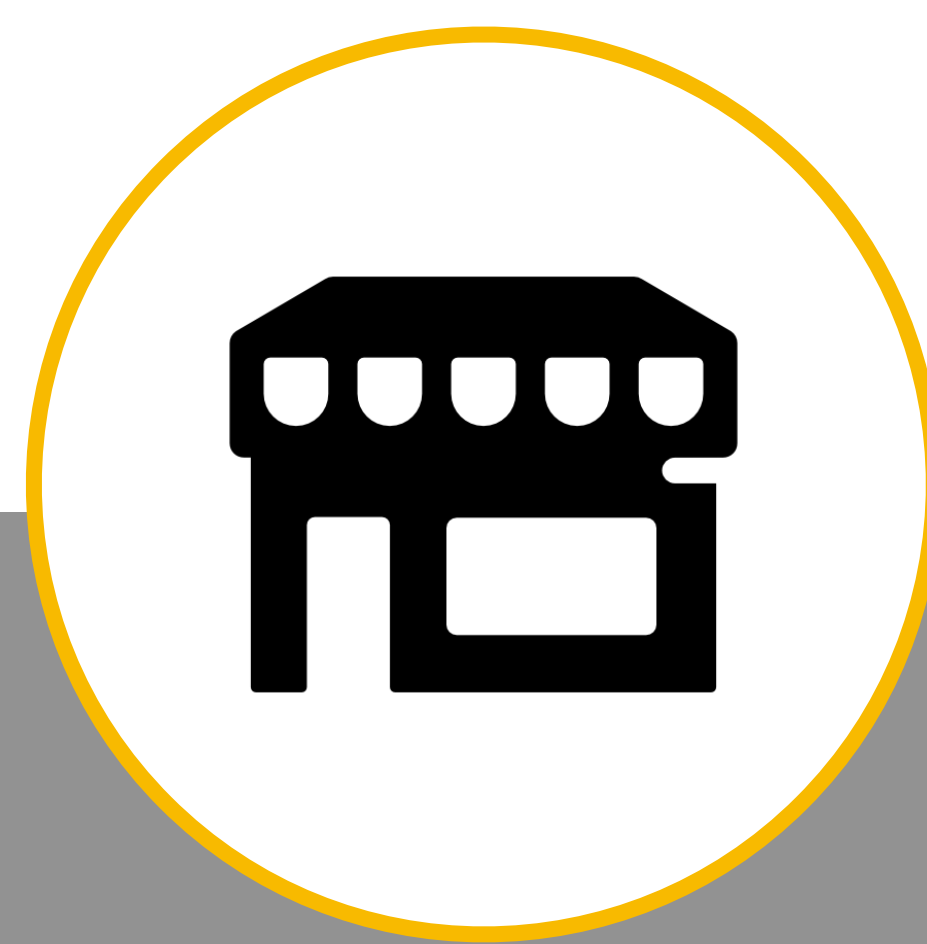
A grand and tranquil village in the heart of London, St John's Wood is one of the city's most upmarket residential locations. With elegant villa style housing that sweeps along the side of Regent's Park, and an attractive high street filled with boutiques, it's a neighbourhood professionals flock to.

From St John's Wood it's a brisk, beautiful walk into town, or just two Tube stops into Bond Street. Although just moments from the West End, at weekends there is little reason to leave this delightful enclave, with bars and restaurants aplenty. Picturesque Little Venice along the canal to the west, the stunning rose gardens and outdoor sports areas of Regent's Park on its doorstep, and gorgeous views from Primrose Hill for those undaunted by the climb.



## Transport

There are a number of ways to get around London depending on preference and time limits. There are tube stations usually within 10 minute walk of properties in the St Johns Wood, Hampstead and Regents Park areas. Alternatively, download the Uber app for taxis around the city or take London buses that service routes around London. Travel times from St Johns Wood and surrounding areas to central London are around 15-20 minutes.



## Amenities

Rather than busy shopping streets that are a common staple of Central London, St Johns Wood, Hampstead, Primrose Hill and surrounding areas have high streets with cafes and coffee shops, niche restaurants and local supermarkets. For a nice evening dinner spot, try The Ivy St Johns Wood or L'Aventure - a renowned French restaurant that never disappoints.



## Useful Tips

To help speed up travel, get hold of an Oyster card that makes journeys cheaper. It is also worth downloading the Tube Map app for your phone to help navigate around the multiple different tube lines that go around London. The Home of Cricket, Lord's, is also based in St Johns Wood and can be a great summers day out with friends or family.



# Local Schools



## Primary:

### - Barrow Hill (Public)

Bridgeman Street  
St John's Wood, London  
NW8 7AL

### - George Eliot (Public)

Marlborough Hill  
St Johns Wood, London  
NW8 0NH

### - Arnold House (Private)

1-3 Loudoun Road  
St Johns Wood, London  
NW8 0LH

## Secondary:

### - Harris Academy (Public)

Marlborough Hill  
St Johns Wood, London  
NW8 0NHL

### - Francis Holland (Private)

Ivor Place  
Marylebone, London  
NW1 6XR

### - Arnold House (Private)

1-3 Loudoun Road  
St Johns Wood, London  
NW8 0LH

## Nursery:

### - Portman Childhood (Public)

4 Lilestone Street  
London  
NW8 8SU

### - St Johns Wood Pre-Prep (Private)

Lord's Roundabout  
London  
NW8 7NE

### - Abecorn School

28 Abercorn Place  
London  
NW8 9XP





With a selection of both public and private schools, clients with families can be sure that their children's education is readily available in the St Johns Wood area.



# Renting with Laurence Leigh



## Tenancy Agreements

You should read the Tenancy Agreement thoroughly, as it sets out the terms made by the Tenant to the Landlord and vice versa. Once signed and dated, the Agreement will be legally binding. Make sure that it does not contain Terms that you do not agree with and that it does contain everything you want to form part of the Agreement. If you are in any doubt about the content or effect of the Agreement, we recommend that you seek independent legal advice before signing.

## Deposit

A deposit equivalent to five or six weeks rent (unless otherwise agreed) will be held with Deposit Protection Service ([www.depositprotection.com](http://www.depositprotection.com)) for the duration of the tenancy. All funds are held in accordance with the terms and conditions of the scheme.

## Rent Payments

Rental payments should be set up by standing order to ensure rent is paid in advance and on time, be it either monthly, quarterly, bi-annually or annually as agreed in the contract.

## Utilities

After the commencement of the Tenancy, you will be required to register your details with all the utility providers (gas, electric and water) as well as council tax with your local borough.

## TV Licence

Tenants are responsible for obtaining a TV Licence regardless of whether a television is provided by you or the Landlord.

## Inventory

The Landlord is responsible for providing an Inventory and Schedule of Conditions at the commencement of the Tenancy. The report represents a precise record of the contents and condition of the property on the date the inventory was carried out and will be prepared by an independent inventory clerk. Any discrepancies regarding the accuracy of the report should be brought to our attention within 7 days, otherwise the report will be accepted as accurate.

## Initial Payment

Advance rent and deposit funds must be received in cleared funds prior to the commencement of the Tenancy.

## Insurance

The Landlord is responsible for building insurance and any fixtures and fittings provided by the Landlord. The Tenant is responsible for insuring their own furniture, possessions etc. and we advise you take out personal home insurance.

## Property Management

As we offer different services to our Landlords, we may not be managing the property you are renting. You will be informed before the Tenancy commences who will be managing the property.



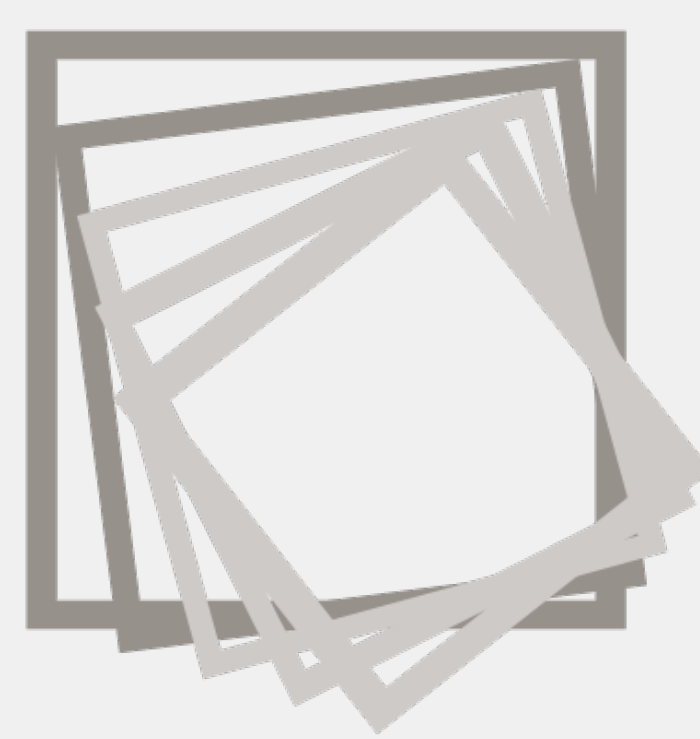
# A welcome from Laurence

“ On behalf of the whole Laurence Leigh team, we are delighted to of helped you find your new home. London is a special place with countless things to do and explore. I hope you enjoy your residence; both the team and I will be on hand should you need anything in the future. „

Laurence Leigh  
Managing Director







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RESIDENTIAL

## Contact Us

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