

LOOKING TO RENT IN  
**L**  **NDON?**

Prime Central London's Largest  
Private Landlord

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Rental Service Guide

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 **RESIDENTIAL** LAND

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

## About Residential Land



Residential Land is prime central London's largest private landlord with over 1200 flats and houses to rent in some of the best locations in the capital. With a 24 hour helpline and on-site staff, we are confident that renting a property from us will be an enjoyable and professional experience.

« Customer service is our core business value »

## Experienced team

We employ a dedicated in-house team of experienced lettings agents, building surveyors, property managers and maintenance experts that are members of professional organisations such as MARLA, ARLA & RICS. Residential Land is also a member of the British Property Federation (BPF), as well as the Housing Ombudsman Service so you can be sure you are renting from a trusted landlord.



## What we can do for you



Residential Land is an award winning landlord, not an estate agent, therefore has a vested interest in the maintenance and rental of each property.

- We offer flexible renting terms
- We can move you in within 24 hours of agreeing the tenancy
- We do not charge any agency fees
- We cover the cost of the check-in inventory
- We make sure that you move in to a professionally cleaned fully furnished apartment
- We will ensure that communal areas are always clean and taken care of
- We offer a 24-hour maintenance service, 7 days a week
- We have a dedicated building manager, for every building, who is on hand to assist you throughout your tenancy
- We provide a free removal service in case you would like to move to another property within our portfolio
- We have set up several promotions with local restaurants, bars and gyms to provide our tenants with great offers in their local area, which are all exclusive to Residential Land
- We offer referral scheme incentives, if you recommend someone and they rent one of our properties
- We make sure your deposit is protected with MyDeposits, an insurance based deposit scheme
- We understand that pets are a part of many families and are pleased that we are able to accept them in a selection of our properties

98% of tenants would use us again

Prices from £350 p/w

Studios to 5 beds



## Your tenancy

### Tenancy agreement



Properties tend to be rented on an annual or bi-annual basis; however a break clause allowing either party to bring the tenancy to an end earlier than the fixed term can also be agreed. As members of the BPF all of our contracts are passed through Crystal Mark's Plain English Campaign which is a campaign that fights against complex jargon and misleading information.



### Payment process

Rent payments are usually made monthly, in advance, although it may be possible to pay quarterly, six monthly or yearly in advance if more convenient for you.

### Your deposit

Residential Land is registered with MyDeposits which is an insurance based deposit scheme offering full cover to all deposits; therefore your deposit is protected with us.

[mydeposits.co.uk](http://mydeposits.co.uk)

Zones  
1-3

44  
postcodes



## 'How to rent guide' and more...



Following the government's 'How to rent guide' Residential Land will provide you with as much information as possible before, during and after your tenancy.

When you move in, we like to make life as simple as possible for our tenants, so we provide a pack which includes everything you need. You will receive your comprehensive welcome pack, with a list of local amenities and important phone numbers, as well as your full tenancy agreement with everything you need to know about your tenancy.

### Recommend a friend

Residential Land understands the importance of retaining tenants and of course encouraging recommendations from current tenants. Therefore, if you make a direct referral to us which leads to the rental of one of our properties, you will be rewarded with a £250 voucher for a prime London department store.

Expert on your  
doorstep

1,200+  
properties to  
rent in Prime  
Central London

Tenancy Lengths  
6 months  
to  
3 years



## What our tenants think about us

I don't have one negative thing to say about Residential Land and I would recommend them to anyone.

*Mark F*

You guys are awesome landlords! My 2 year stay has been a pleasure.

*Karl C*

I recommended a friend and now they live on the floor above and they love it as well!

*Chanida H*

Residential Land have been professional, prompt in response, friendly and always extremely helpful/ understanding. A stark contrast to our last property managers.

*James P*

After 5 years in London, this is the best apartment I have lived in.

*Kate M*

I've lived in London for 4 years and this is the first place that actually feels like home.

*Marcella P*



For more information please contact our lettings team on:

[lettings@residentialland.com](mailto:lettings@residentialland.com)

020 7408 5156

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

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