

# *A guide to* Renting in prime central London

*Renting a property offers the ultimate in flexibility – a way to immerse yourself in an area or be close to work without the financial commitment of buying.*

Tenants are protected more than ever before with a raft of legislation and rental properties are of the highest standards.

There are many options out there and the best properties are competitively sought-after. So before you dive in, we hope you'll find the W.A.Ellis guide to finding the best rental property useful. Our over-riding tip - be prepared and ready to move quickly.

Finding a good lettings agent is a sensible start, register with W.A.Ellis to ensure that you are in good hands – we are ARLA accredited and have worked in the area since 1990, so we really know this market, and central London like the back of our hands.

#### **Do your sums**

When working out your budget, remember that rental values in central London are quoted as weekly (i.e. £X per week). Other costs to take into account will include a deposit (often six weeks' rent), SDLT (if applicable) and administrative charges (e.g. tenancy agreement fee, reference check fee and inventory check-out fee). Have funds in place and personal details ready in case you want the first property you see – with a good lettings agent, this does happen. You will need bank details, contact details for a reference from a previous landlord and details of your employer, among others. We will guide you through the process.

#### **Learn about the market**

The lettings market is seasonal, competitive, and moves very quickly, so rents are changing all the time. We are intuitive to market conditions and will be able to give you experienced advice on what you can afford and when. At certain times there may be more people looking than there are available properties, so be prepared to move fast.





## The lettings process

We start by searching our extensive database and arranging viewings of all available properties that meet your requirements.

Once we have found the property for you and have had your offer accepted by the landlord, we will apply for your references and, subject to these being accepted, will draw up a tenancy agreement between you and the landlord. It is important you read this and are happy with it and understand the conditions, as it will be your duty to comply to its conditions and requirements.

If you have any requests, you should raise them when you make your offer, and not after the tenancy agreement has been produced.

## Before the tenancy commences we will require the following

- Satisfactory references
- Signed tenancy agreement
- Cleared funds to include initial rent payment and deposit
- Copies of passports

An independent inventory will be drawn up, detailing the contents and condition of the property. This will be used when you check in and out of the property so read it carefully and keep a copy.

You will be given an invoice detailing the deposit and initial rent due. Once the tenancy agreement has been agreed and signed by both parties and the monies have cleared, your tenancy will begin. You will be checked-in by an independent inventory clerk, given keys and, if we manage your property, you will meet your property manager, whom you can contact if there are any maintenance problems during the time you are living there. If your property is managed by the landlord, you will be given their details to contact direct.

W.A.Ellis is renowned for letting the best properties central London has to offer right across the spectrum, from studio flats to substantial luxury houses. What sets us apart from the others in the competitive lettings market is our unparalleled care, professionalism and expertise we offer to tenants and landlords. This has won us numerous awards and repeat business over many years. Contact us to view the best properties to rent in central London.

For more information or to register with us, please contact one of our partners in our lettings team on **020 7306 1630** or email [lettings@waellis.co.uk](mailto:lettings@waellis.co.uk)