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AYLESFORD LETTINGS

Aylesford's Lettings Department was established over 30 years ago, so we have an extensive knowledge of Central London's prime areas.

We were one of the first agents to join ARLA (Association of Residential Letting Agents) which is crucial to safeguard both the landlord's and the tenant's money whilst it is in our care.

We are constantly updating and reviewing our terms of business and tenancy agreements to ensure they comply with the latest changes in the law.

The key to our success is the personal service we offer at all levels, whether it is finding a property or dealing with management issues.

Marketing

- Take on the property, arrange photography and prepare details (we can also arrange floor plans).
- Prominent window display on the King's Road, Chelsea.
- Rolling program where we advertise our properties in key London publications at no cost to the client.
- Properties are advertised on our website and this links automatically to Primelocation and Rightmove (two of the premier property search engines in the UK).
- Properties are also listed on the inter-agency website which is also accessed by relocation agents.

Negotiations

- Once a tenant is found, we negotiate the terms of the tenancy.
- Take out references on a tenant and can carry out a credit reference if requested.
- Draw up the tenancy agreement.
- Take a deposit – usually 6 weeks rent and hold it in accordance with the tenancy agreement with interest accruing to the tenant.
- At the commencement and the termination of the tenancy we organise for the transfer of the utilities in managed properties and for the inventory to be checked in and out.
- Invoice the tenant for the rent during the term of the tenancy and forward to the landlord.
- Negotiate extension of tenancies for approval by both the landlord and tenant.

Service

- If the landlord is an overseas resident we assist with the application for non-residents to receive rental income gross.
- If notified at the commencement of the tenancy, we can also forward rental statements directly to accountants each time rent is received.
- Provide a comprehensive service to prospective tenants which may include researching properties being offered through other agents, emailing details and showing the properties at no extra cost.
- Offer a management service and take pride in being reliable, efficient and helpful.

Management

- Routine maintenance during the tenancy to ensure repair obligations are complied with.
- 24 hour emergency cover with approved contractors.
- Advice on safety legislation for landlords.
- Interim property management when vacant.
- Deal with deposits at the end of the tenancy and ensure the property is ready for a new tenancy.
- Conduct management visits throughout the tenancy.
- Arrange gas safety checks and electrical checks, plus ensure fire and safety regulations are adhered to.
- Offer an interior design service for complete property refurbishment as well as smaller jobs depending on requirement.
- Oversee insurance claims.