

Miss Kelly Goff  
260 Limpsfield Road  
South Croydon  
CR2 9DD

335 Limpsfield Road  
Sanderstead, Surrey CR2 9BY  
**T** 020 8651 6679  
**E** [info@hubbardtorlot.co.uk](mailto:info@hubbardtorlot.co.uk)  
**W** [www.hubbardtorlot.co.uk](http://www.hubbardtorlot.co.uk)

2 October 2025

Dear Miss Goff

**Re: Flat 3, 50 Mayfield Road, South Croydon, CR2 0BE**

Thank you for your instructions to market the above mentioned property with a view to sale at £240,000 for the Leasehold interest.

Our fee will be fixed at £3,000 +VAT on a sole agency basis. We will invoice a fee of £50 inclusive of VAT for marketing materials which includes photographs and a floorplan. Once payment is received your appointment will be confirmed. In addition we will carry out Anti Money Laundering checks as is a requirement by law, the cost of which is £35 +VAT, amounting to £42 and will be invoiced separately.

I shall add the property to 'Rightmove' and 'On the Market' and it will also feature in the next edition of the Guild Magazine offering additional coverage to the investment buyers within the London Circle.

We confirm that Hubbard Torlot are members of The Property Ombudsman scheme and subscribe to this Code of Practice for Agents.

If I can be of any further help, please do not hesitate to contact me.

Yours sincerely,



Simon Amon  
Senior Area Valuer  
Hubbard Torlot

**SALES**  
**LETTINGS**  
**MORTGAGES**

**Local people.**  
**Local knowledge.**