Docusign Envelope ID: 5854BAAE-B10A-8C78-81E6-FE0ACCFCB409

CHESTERTONS

Contact: Paige Ford

DD: 02077941125
hampsteadlettingsusers@chestertons.co.uk

Hampstead Lettings
55-56 Hampstead High Street, Hampstead, London, NW3 1QH

Telephone: 02077941125
hampsteadlettingsusers@chestertons.co.uk

9 October 2026

Dear London Homestead Property Management Limited

Re: Garden Maisonette, 14 Bracknell Gardens, Hampstead, London, NW3 7EB

We are pleased to have assisted in the letting of the above property, in accordance with the terms below:

Property:	Garden Maisonette, 14 Bracknell Gardens, Hampstead, London, NW3 7EB
Tenants:	Oliver & Kelly
Term:	24 months
Rental:	£10,000PCM
Break Clause	6 month business only break & 12 month tenant only
Fee	It has been agreed that Chestertons will receive a fee of 5% of the gross rental plus VAT, payable wholly in advance for year one, reducing to 4% + VAT year two and 3% + VAT year three with no further years payable.
	Please confirm by reply the necessary invoicing details.
Special Conditions:	Professional clean prior to tenancy start date, including steam cleaning of carpets and window covers. Windows to be cleaned to interiors and exteriors. Garden to be provided tidy, cut back and in seasonal order. Property to be provided unfurnished. Window covers to be provided to windows where there is nothing there Touch up paintwork where necessary due to major marks and crayon marks to walls.

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Remove crayon marks from fixtures (e.g. radiator covers)

We trust that the property complies with the following:

- Furniture and Furnishings (Fire)(Safety) Regulations 1988 (as amended)
- The Gas Safety (Installation and Use) Regulations 1998
- The Smoke and Carbon Monoxide Alarm (England) Regulation 2015
- Electrical Equipment (Safety) Regulations 1994
- The Energy Performance of Buildings (Certificates and Inspections) Regulations 2007
- The Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020
-

Please kindly confirm in writing by return your agreement to the terms outlined above.

Please do not hesitate to contact us should you have any queries.

Yours sincerely

Paige Ford
Associate Lister
Chestertons

We confirm agreement to the tenancy terms and letting fee as outlined in this letter.

Signed

DocuSigned by:
Rumen Alexandrov
86CD230B014E4F3...

London Homestead Property Management Limited

Rumen Alexandrov

Date 09-10-26 | 05:22 PDT

DS
RA