

Islington Lettings
327-329 Upper Street, London, N1 2XQ

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Mr Shah
11 Rowantree Road
Enfield
Middlesex
EN2 8QA

16 April 2026

Dear Mr Shah

Re: 2, Shanti Close, Enfield, EN2 8GE

Thank you for the opportunity to bring your above property to the lettings market. This correspondence highlights some essential information and actions to undertake.

Property Appraisal

Following our original appraisal letter and subsequent conversation, we confirm the below;

- Long letting marketing price: £923.08 per week which equates to £4,000 per month
- Exclusive of council tax, water rates and utilities (the tenant is liable for these charges)
- We recommend that you are flexible regarding furnishings

Chestertons Service and Fees (fees include VAT, unless otherwise stated.)

For complete information regarding our services please read the enclosed Terms of Business. You conveyed at our meeting you would be interested in our Rent collection service, therefore we can confirm:

- Fee: 9% (plus VAT) of the agreed rent for the full term (1st year)
- Due: 9% (plus VAT) + Tenancy Agreement Fee at £360 is paid in full at the commencement of the agreed tenancy
- Referencing Checks at £60 per person is paid in full at the commencement of the agreed tenancy
- Upon the renewal of the tenancy a fee of 8% (plus VAT) for the 2nd year onwards and a Renewal Agreement Fee at £180 is due in the same manner as above
- Tenancy Deposit scheme registration fee: £72 per year payable for all new let Assured Shorthold Tenancies
- AML & ID Verification Fee: £18 per check per person is paid in full at the commencement of the agreed tenancy.

We recommend that you arrange an independent inventory clerk to carry out a full schedule of condition which will incur a further cost, which we will arrange if you opt for the fully managed service.

Confirming Instruction of Chestertons

Please complete and return the electronically published Terms and Conditions at your very earliest convenience along with;

- Gas safety certificate
- Electrical safety certificate

We are delighted to have the opportunity to let your property and look forward to receiving your signed Terms of Business. Please do not hesitate to contact us if you have any queries.

Yours sincerely

Zarrin Ahmed
Office Coordinator
CHESTERTONS

*Please note: This appraisal does not constitute a formal valuation which can only be obtained from a Chartered Surveyor. Should you require a formal **valuation**, please contact the Chestertons Valuation Team on 020 3040 8513 or valuations@chestertons.com*