

Mr Han
Flat D
10/F Block 1
Pine Court
23 Sha Wan Drive
Hong Kong

7 August 2026

Dear Mr Han

Re: Flat 6, 5 Queensland Road, London, N7 7FE

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: £623.08 per week which equates to £2,700 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
- We note that you have expressed that the property is to be let; furnished

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 Managed tenancy service, therefore we can confirm:

Service	Fee
Letting and Management	15% + VAT (i.e. 18%) of the agreed Rent payable; monthly or according to the agreed Rent period for the entire period the Tenant remains in occupation.
New Let Tenancy Agreement Fee	£360
Referencing Checks	£60 per person
AML & ID Verification Fee	£30 per check per person

New Let Deposit Registration £72 per year (payable for all new let Assured Shorthold Tenancies)

Annual Market Rent Report & £210
Service of Section 13 notice

Working fund of £750 due prior to the commencement of the tenancy and retained towards

1. Arrangement of safety certification and periodic recertification
2. Installation and testing of smoke alarms and carbon monoxide detectors
3. Planned and emergency works
4. Inventories and professional cleaning

Note: The Working fund is constantly £750 and the rental income is used to top up the fund as and when it is used for the above.

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;

- proof of address
- photo identification

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
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*