



LETTINGS + MANAGEMENT
— WITH —
HURFORD SALVI CARR

HURFORD

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CARR

“

We have been very happy with Hurford Salvi Carr.

They have found our new tenants quickly and achieved a good monthly rental. All the paperwork has been handled efficiently and promptly. With all the latest landlord rules and regulations, this is not a path to travel alone. All the help and guidance we have received has been most helpful. The Hurford

Salvi Carr staff are all extremely friendly and courteous. We have been with them for a long time.

Landlord @ Lexington Building

”

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A Personal Service from Experienced Professionals

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01

Marketing your property

When you instruct Hurford Salvi Carr to let your property you are employing experienced professionals with a passion for property and meeting our clients expectations time after time, year after year.

Our success is no accident – Let our experience work for you.

- + As the City's leading residential agent, we attract the City's best tenants. Our letting teams tailor our marketing to meet your requirements incorporating professional photography, floor plans, online and traditional advertising and direct marketing campaigns targeting key tenant groups.

We attract a large volume of reliable corporate tenants from our central London offices. We work with UK and multinational companies together with relocation companies to source homes that are easily accessible to the City, Canary Wharf and the West End. Our tenants want the convenience of being able to walk to work. They are career focused, working long hours which helps explain why 80% of tenants require furnished apartments.

And we know the little touches that make an apartment instantly more attractive to tenants. We pride ourselves on getting the detail right at every stage of the letting process. This builds trusted and long-term relationships with tenants and delivers the best returns to landlords.

Hurford Salvi Carr have a network of contacts in all the right places at many of the blue-chip employers in London. We work with major companies that matter; banks, legal firms, scientific and academic institutions, the media conglomerates, technology and digital media companies. They trust us to find accommodation for their senior staff at short notice and our clients benefit from a steady stream of responsible and reliable tenants.

It will not come as a surprise to learn that 30% of Hurford Salvi Carr tenants work in Finance with 20% in Legal and 20% in the Tech sector. When it comes to the tenant profile we are proud of the company we keep, letting regularly to staff of Amazon, Facebook, Google, LinkedIn, UBS, Deloitte, HSBC, JP Morgan, Unilever, Goldman Sachs, Slaughter and May and Linklaters to name just a few.

The UK's higher education system is one of the most highly regarded in the world. This naturally stimulates demand from UK and overseas students whose parents will pay the rent in advance and students regularly account for 15% of our tenant base often staying in properties for their full 3 year term.

rightmove 

Zoopla

 nTheMarket.com





We have a dedicated lettings office on the University College London (UCL) campus and regularly work with academics and students from London School of Economics & Political Sciences (LSE), Imperial College, Kings College, Cass Business School, City University, Central St Martins School of Arts and Hult International Business School.

■ **We work smart and hard to find our clients reliable tenants paying the best rent and avoiding empty periods** ■

Our Lettings Managers and online marketing team use their experience to ensure that your property appears on relevant property websites, blogs and portals including www.hurford-salvi-carr.co.uk which hundreds of visitors a day plus microsites that we own to promote local areas and individual apartment blocks. We advertise our clients' properties on Rightmove, Zoopla, and On The Market as well as on social media platforms including Instagram, Facebook and Twitter.

Photography plays a key marketing role and our Lettings Managers work with our professional photographers to ensure your property is displayed and promoted to its full potential. The images will be used creatively online and in house to promote that all important positive first impression of your property.

Our lettings offices have diverse databases of prospective tenants including relocation companies, corporate tenants and repeat customers who are looking for accommodation. Our reputation and brand profile ensure a high level of tenant enquiries throughout the year. Each of our offices have been carefully selected for their location, guaranteeing a prominent position from which to display your property.

Landlords choose Hurford Salvi Carr because we understand our client's expectations, have experienced staff and know how to market property. A large element of our business comes from personal recommendation and a solid reputation for providing great customer service. Many tenants who are already renting from us come back to us to seek new accommodation when their circumstances change and this is another excellent resource of reliable tenants.

02

Helping you comply with legislation

There have been so many legislative changes to the lettings industry in recent years. We appreciate that the volume of new legislation can be a bit bewildering. It's reassuring to get professional guidance.

- + Since February 2016 all landlords and their agents are required to establish that an adult has the right to occupy rented accommodation in the UK. This includes checking travel documents including visas and residence permits where necessary.

|| It's important to understand your rights and obligations as a Landlord ||

Hurford Salvi Carr undertake these checks on behalf of our clients before a tenancy can proceed along with ID checks for all tenants to comply with the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017, which was updated on 10th January 2020 to include the Fifth Money Laundering Directive. The Tenants Fees Act 2019 limits the level of tenancy security deposits to the equivalent of 5-weeks' rent for Assured Shorthold Tenancies with an annual rent of up to £50,000, or 6-weeks' rent for tenancies with an annual rent of £50,000 or more. Deposits are taken from the tenant to be held against damages which and will be held by us as stakeholder in our clients account.

The deposit is registered with the government approved Tenancy Deposit Scheme (www.tds.gb.com). Where the proposed Tenant is a company, a letter of Guarantee or Promissory letter may be offered by the tenant instead of a cash deposit. Tenancy Deposit Protection (TDP) was introduced by the Housing Act 2004 as part of a package of measures to raise standards in the private rented sector. The legislation ensures that deposits are fairly handled; so if the tenant meets the terms of the tenancy agreement, the entire amount is returned.

Once a tenancy has ended and the checkout report is received from the inventory clerk our property management team will, if we are employed to manage the tenancy, examine the report and if necessary compile a schedule of deductions which we believe fall outside of fair wear and tear. Typical examples will include insufficient cleaning, missing / broken items and unpaid monies. Once compiled our suggestions are sent for your consideration. Deductions must be agreed by the tenant. Once both parties confirm that they agree the deductions funds will be transferred to both parties within 48 hours of the deductions being agreed.

On the rare occasion when an agreement is not reached, we may prepare the case and submit it on your behalf to the TDS (Tenancy Deposit Scheme). We will stay with the case and keep you updated until the ICE (Independent Case Examiner) has adjudicated.

03

Preparing to let your property

Hurford Salvi Carr will ensure that all the required checks and documents are completed before the start of a new tenancy.

- + As a landlord you will have a responsibility to maintain your property and keep it in a good state of repair. You are also responsible for insuring the building and paying service charge and ground rents to the freeholder.

There's no golden rule about whether tenants want furnished or unfurnished, so be as flexible as you can. It is straightforward to rent or buy furniture at short notice if needed. Our Lettings Managers will advise you on the presentation of your property and are able to provide details of furniture companies which specialise in servicing landlords in the rental market.

Tenants expect to move into a clean, tidy home. Windows, carpets, curtains and bed linen should all feel fresh and inviting. Freezers should be defrosted. We recommend a professional clean at the beginning and end of each tenancy. You must check to see if your lease obliges you to obtain the freeholder's permission before you let a leasehold property and if there is a mortgage then you should also inform your lender. Your insurance company, or whoever manages the buildings insurance for your block must also be advised. It is advisable to take out separate contents insurance for items left at the property.

To ensure that your tenant is safe in your property, you will need to comply with the following legislation :

Energy Performance Certificate

From October 2008 the Energy Performance of Buildings Directive requires all private residential rental properties to have a valid Energy Performance Certificate (EPC) for tenants to view before contracts are signed. EPC must be displayed when advertising homes to rent and indicate how energy efficient your property and helps tenants make informed decisions. In 2018, the government introduced the Domestic Minimum Level of Energy Efficiency Standard (MEES) whereby Landlords can no longer let or continue to let properties covered by the MEES Regulations if they have an EPC rating below E, unless they have a valid exemption in place or otherwise must undertake improvements to the property to bring the EPC rating up above an F or a G.





Electrical Safety Standards in the Private Rented Sector (England) Regulations 2020

From the 1st July 2020 landlords are required to carry out electrical inspections for all new tenancies from 1 April 2021 for existing tenancies. Landlords are required to ensure every fixed installation is inspected and tested at least every five years by a qualified electrician, and Landlords to obtain a report of the results of the inspection test and supply it to each tenant within 28 days.

Gas Safety (Installation and Use) Regulations 1998

The Landlord must ensure that all gas appliances, pipework, fittings and flues are serviced every year by a Gas Safe registered engineer and keep a record of maintenance undertaken. A Gas Safety Certificate must be provided to the tenant at the commencement of the tenancy.

Furniture and Furnishings

To minimize the risk of fire, the Furniture and Furnishings (Fire Safety) Regulations 1988 (as amended 1989, 1993 and 2010) set out requirements for all soft furnishings. It is illegal to provide furnishings that don't comply.

Smoke and Carbon Monoxide Detectors

Since October 2015 it is a legal requirement to ensure that a smoke alarm is fixed to each storey of a property which is offered for rent. Any rooms with solid fuel appliances must have an appropriate detector and all must be working and checked on the day that tenancy commences. As best practice we recommend that a Carbon Monoxide detector is installed next to gas boilers.

Safety Certificates

The landlord must make safety certificates available to tenants, showing the dates when the electrical and gas appliances were last checked.



04

A professional rental service

You will need to ensure that gas, electric, phone, Council Tax, Water, TV licence, Satellite, Broadband and service contracts are switched to the tenants. We provide a complimentary Change of Occupancy Service within our this Lettings and management service.

+ Prospective tenants are accompanied on all visits to your property by one of our experienced negotiators. We are looking to let your property as quickly as possible and for the best return. We believe in making it as easy as possible for tenants to view properties. Most lead busy, professional lives therefore we offer early morning, late evening and weekend viewings to fit around their diary.

In addition, we have created a number of online area guides, which give useful information about the various locations we cover, including proximity to their place of work, restaurants and local amenities including transport and shopping facilities.

Many tenants are new to London. Hurford Salvi Carr provide valuable and relevant information on local areas including local shops, restaurants, transport, schools and leisure facilities. We want them to make an informed choice and enjoy living in their new home.

You will be kept fully informed of feedback following viewings by our lettings team and of course we will refer all offers to you for approval and make recommendations.

The reliability of the tenant is an important factor when considering offers and we use the services of specialist referencing companies to make the necessary enquiries and credit checks on prospective tenants. It is important to find out not just if the applicant(s) can afford to pay the rent, but how they will behave as tenants and a previous landlord's reference is just as important.

Our tenancy agreements are drawn up by industry leading property solicitors and are regularly updated to include the latest

legislation affecting residential tenancies. We'll advise you on which tenancy agreement is appropriate and prepare the necessary agreements and documentation for your consideration and signature. We issue documents electronically including tenancy agreements to make signing easier and more convenient for our clients and customers.

We recommend that you commission a detailed inventory, so nothing is left to chance. Inventories include a master schedule of items provided by the landlord and also a condition report and can form an important piece of evidence in the event of a later dispute.

You will need to ensure that gas, electric, phone, Council Tax, Water, TV licence, Satellite, Broadband and service contracts are switched to the tenants' name. We provide a complimentary Change of Occupancy Service within our this Lettings and management service.

At the end of the tenancy the landlord and tenant must notify us in writing if there is a dispute over the amount of agreed deduction from the deposit within 10 working days of the end of the tenancy.

As members of the Tenancy Deposit Service (TDS) we are well placed to help resolve any dispute over the return of the deposit at the end of a tenancy. Unresolved disputes will be referred to the TDS to adjudicate. If we are managing the property we will represent the landlord through the process.



05

Our services

Hurford Salvi Carr have dedicated lettings, management and renewal teams to help you successfully let your property investment to reliable tenants, securing valuable income and helping to manage your investment property.

- + We deliver an efficient service to all our clients and our dedicated lettings team are well equipped to guide you through the lettings process, whether you are a first time Landlord, or an experienced investor.

Option 1

FULL PROPERTY MANAGEMENT SERVICE

We handle all aspects of the letting, tenancy renewal, rent collection, property maintenance, property inspections, pay service charge and ground rents organize annual gas safety certificates, boiler services, electrical tests, negotiate deposit returns and respond to your tenant's requests.

Option 2

LETTING, RENEWAL AND RENT COLLECTION

Where the landlord has time to manage their own properties including the end of tenancy deposit returns and organize maintenance we are able to offer a let only and renewal service with complimentary rent collection. Most tenancies in London are for an initial 12 months period although many are extended through negotiation at the end of the initial term.

Three months before the end of the tenancy, our renewal team will contact you to establish whether you wish to renew the contract. We'll give a full appraisal of market conditions, rental and capital values to help you make a fully informed decision as to whether to grant an extension. If the tenant wants to stay, have paid their rent on time and are looking after the property then we would usually encourage you to agree to an extension of the tenancy. This way you avoid periods where the property will not be producing rental income.

Hurford Salvi Carr have a separate residential block management division that manages over 250 residential blocks across central London and the home counties. Services include the collection of ground rents, service charge management, accounting and preparation and implementation of planned maintenance programmes.

06

What's included

	OPTION 1	OPTION 2
LETTINGS SERVICES		
Marketing Advice including target market, presentation & relevant legislation & consents from ARLA qualified staff	+	+
Extensive online property marketing including Rightmove, Zoopla, On The Market & hurford-salvi-carr.co.uk	+	+
Direct marketing to corporate relocation agents	+	+
Advertising at our local offices	+	+
Professional photography	+	+
Production of floorplans for marketing	+	+
To Let Board outside building where appropriate	+	+
Arranging Energy Performance Certificate & applications for exemption and remedial works to meet MEES where required	+	+
Fully accompanied viewings by experienced staff	+	+
Rent collection service & monthly financial statements	+	+
Client Money Protection	+	+
Out of hour viewings	+	+
Check in/ out arrangements	+	+
Processing of overseas tax (NRL)	+	+
Renewal negotiation to include asset valuation for sales & lettings purposes	+	+
Concierge Assistance in transferring utilities Just Move In	+	+
Access to our legal helpline for specific queries	+	+
Termination of Tenancy Notice (Section 8, 21 & Notice to Quit)	+	+
Administering Deposit returns subject to authorisation of both parties	+	+
Arrange Annual Gas Safety Certificate	+	+
Arrange Five yearly Electrical Safety Certificate	+	+
Arrange to supply & fit smoke alarm, carbon monoxide alarm and blind cleats as required	+	+
Arranging fulfilment of pre-tenancy conditions such as professional cleaning, additional or removal of furniture items and redecoration	+	+

	OPTION 1	OPTION 2
PROPERTY MANAGEMENT SERVICES		
Designated Property Manager	+	
Credit control (rent arrears procedure)	+	
Annual property inspection with detailed report	+	
Arranging estimates for work for Landlord approval for sums over £500	+	
Co-ordinate maintenance & repairs via certified contractors	+	
Holding £500 float to facilitate repairs swiftly on your behalf	+	
Management of financial outgoings from rental income (including service charge, ground rent & other services)	+	
Fiscal year income and expenditure statement for tax return	+	
24 hour emergency contractors for tenants	+	
Costing and recommendations for deposit deductions	+	
Preparation of Landlord's claim to Independent Case Examiner for deposit deductions (subject to charge)	+	
Take emergency measures on your behalf as agent of necessity	+	
Key holding	+	
Management during vacant periods (additional cost)	+	
Insurance Claim Administration (additional cost)	+	
Local authority licence application (additional cost)	+	
Refurbishment Project Management (additional cost)	+	

+ We offer two comprehensive services to all our Landlords.

Option 1

Lettings, Renewal, Rent Collection + Management Service

Option 2

Lettings, Renewal + Rent Collection Service

07

Property management service

Our property management team will be on call and on hand to ensure that from the moment the Tenant moves in until the minute the end of Tenancy arrangements are finalised, all maintenance or repairs that need actioning are dealt with speedily and professionally.

+ Many landlords have traditionally chosen a Managed property service because of their location; they live outside of London or overseas and attempting to look after a property from a distance and often in a different time zone is impractical. But there are many reasons why you may wish to consider our comprehensive management service including:

Time value for money – On average we spend approximately 90 hours per year managing each property to ensure that our clients are fulfilling all their obligations as Landlords including:

- Statutory repairs and maintenance
- Compliance
- Responding to Tenant queries
- Property Inspections
- Major works/insurance claims
- Administering deposit returns

Access to contractors – By instructing us to manage your property we give you access to our extensive network of vetted and experienced contractors with pre-agreed hourly rates.

Compliance guaranteed – There are over 150 pieces of legislation in the Private Rented Sector, most of them introduced or updated in recent years. We make sure you do not inadvertently find yourself on the wrong side of the law.

Proactive & Reactive Action – We don't just wait for tenants to report defects so that we can send someone out to rectify them, we arrange regular inspections on your behalf to spot any unreported issues and deal with them before they get any worse. It is not the case that no news is good news. A full report is provided after every property inspection.

Out of hours service – We provide 24 hour assistance for your tenants should they experience any emergency maintenance issues after hours or at weekends. Our approved and certified contractors are able to attend and mitigate issues that may cause damage or compromise the security of the property.

Relationship Management – You will be assigned a dedicated experienced Property Manager to look after your property. Our property management team know senior staff at block management companies, insurers, TDS and many other areas industry specialists.

Expertise in fighting your corner – When a situation is presented to you by a tenant, it may not always be clear as to how it should be handled and where responsibilities lie. We have the experience to know how to handle these situations. We have processes in place to deal with rent arrears that provides a necessary audit trail should the matter go to Court.

Professional distancing – This is key motivation for many. In an ideal world, an investment does not answer back but residential property is not like equities and bonds and there is a greater human interaction with property investments. We can manage all communication with the tenant and provide concise summary reports on your investment.

Our property management team will be on call and on hand to ensure that from the moment the Tenant moves in until the minute the end of Tenancy arrangements are finalised, all maintenance or repairs that need actioning are dealt with speedily and professionally.





An experienced property manager will be assigned to you at the start of the tenancy and they will inspect your property before the start of the tenancy. They will introduce themselves and be available for the duration of the term. Our team undertake pre move in property inspections.

Hurford Salvi Carr have invested in the latest integrated technology to streamline the letting and management process, including apps that allow tenants to register maintenance issues and assist the landlord and tenant agree deposit deductions.

If any repairs are required, we will usually visit the property to assess the job ourselves. All our contractors are vetted and carry public liability insurance and trade certificates and can solve most repairs or maintenance issues. For major works we will inspect the works prior to settling the contractor's invoice.

If the tenant moves into a clean apartment with everything in good working order, the tenancy is more likely to deliver better returns over a longer term.

We will require an additional set of keys for properties we manage, securely stored in the local office to enable us to undertake property inspections and allow easy access for contractors. Our property managers provide property inspections to ensure your property is being kept in good order. You will then receive a comprehensive report, including photographs. Further inspections can be arranged as required.

Most maintenance problems are straight-forward and can be solved within the working day. However, tenants have access to an out of hours emergency call out service if needed. We ensure that contact details for out of hours emergencies are provided to tenants at the commencement of the tenancy. Tenants are introduced to our property manager and appreciate that there's one single point of contact, someone they can get to know and trust. It makes them more likely to remain and extend their tenancy.

We also provide a property management service for empty properties where owners intentionally prefer to leave properties vacant for a period of time.



08

Landlord licensing

The Housing Act 2004 provided for the introduction of selective licensing of private landlords by local authorities.

+ Part III of the Housing Act 2004 allows councils to implement a selective licensing scheme which covers mostly all private rented properties within a specific area. The Act came into force in April 2006. Since then most London local authorities have introduced landlord licensing schemes to generate fees from the private rental sector.

If your property is located in Hackney, Islington, Tower Hamlets or Newham you need to check if your property is located within a designated Licensing Zone and apply for a Selective Licence. Our local Letting Managers can also advise. If your property could suit three sharers or more, including permitted occupiers who may not necessarily be included on a tenancy agreement, your property may become a House in Multiple Occupation (HMO). In these circumstances you will require an Additional HMO licence. The local authority have the right to inspect the property and require necessary works to be completed.

Where Selective Licensing applies, unlike the other forms of licensing which relate to HMOs, then normally all houses within the private rented sector for that area must be licensed, except where they require to be licensed as HMOs. Non licensable HMOs must be licensed under Selective Licensing. "House" means a building or part of a building consisting of one or more dwellings. For those purposes "dwelling" means a building or part of a building occupied or intended to be occupied as a separate dwelling.

Applying for a Licence - The application process is lengthy and requires a number of documents relating to the property, the landlord and mortgage provider. Each local authority provides their own guidance notes and criteria for the licence holder.

Our Property Management team offer a service to process and complete licence applications on behalf of our landlords.

Each borough will have their own set of conditions. For example, some boroughs have minimum room size requirements for each occupier and there is a very strong focus on compliance. Landlords are also expected to stick to certain conditions once the license is granted. There are also certain mandatory conditions which need to be addressed, which include the following:

- A valid gas safety certificate, if gas is supplied to the house
- An electrical condition report is required with a requirement of any remedial works to be carried out
- Electrical appliances and furniture (supplied under the tenancy) must be in safe condition
- Smoke alarms must be in working order
- The tenant must be supplied with a written statement of the terms of occupation
- References must be demanded from persons wishing to occupy the house
- Regular visits need to be carried out to ensure the property is kept in good condition

This means the council can check whether landlords are a "fit or proper person" as well as making other stipulations concerning management of the property and appropriate safety measures. The cost of Selective and HMO Additional licences vary from borough to borough and usually last for 5 years but typically range from £500 to £1,000 per property. Failure to apply for a licence is a criminal offence, a fine of up to £30,000, loss of right to service notice requiring possession and rent repayment orders.

09

Rent paid on time

We will collect rent and pay it over to you by bank transfer less any agreed deductions as part of our standard package.

- + Hurford Salvi Carr has a dedicated client accounts team that ensures that you receive prompt payment every month. Whichever service you choose we will collect rent and pay it over to you by bank transfer less any agreed deductions as part of our standard package. You'll receive a regular monthly financial statement and any other information that might be relevant.

|| Rent is collected in a ring-fenced dedicated clients account processed and then sent to landlords within 48 hours of receipt ||

Unless otherwise requested all rental payments will be sent via BACS transaction (Bankers Automated Clearing Services). All payments are recorded and electronic statement sent to you with confirmation each time financial activity on your account occurs.

Our experience accounts team can identify if there are any likely problems with late payments from tenants and act swiftly to resolve them before they become a major issue. If a tenant falls behind on their rent we have proven arrears process that is activated should payments not be received within 3 working days after the rent due date. If this process fails to resolve the situation and the tenant remains in the property we will instruct one of our preferred recovery agents to assist us with the legal process of evicting the tenant. We will work with you during this process until possession is achieved.

We are unable to instruct maintenance works unless you have provided us with funds in advance. Where we are managing the property repairs can be funded out of your rental income but we request that £500 is held on account to cover emergency repairs or £1,000 where the rent is paid quarterly or every 6 months.

We recommend you open a bank account solely for the purpose of managing your property. This will make everything clear for all parties. A statement of income and expenditure for the tax year can be provided to assist you with your tax return.

If you live overseas you will need to log into the HMRC (Her Majesty Revenue & Customs) website to complete the Non-Resident Landlord form (NRL1) to prevent tax being deducted in the UK. Where we are not provided with a NRL1 certificate we are required to withhold NRL tax and administer a quarterly return to HMRC and we make a charge for this service.

10

Professional advice you can trust

ARLA membership is only achieved after strict investigation and adherence to a Code of Conduct. As an ARLA bonded agent we offer Client Money Protection and our staff are ARLA qualified.



- + Since we opened our first office in 1996 Hurford Salvi Carr have been the City's leading residential letting agent.

Along with our first class letting, renewal and management services we also have leading sales, new homes and investment teams that complement our letting and management division.

'' We are committed to providing a personal service to each of our clients and we maintain the highest standards in every aspect of our business ''

With six offices strategically positioned to cover the City's financial, legal, tech and media districts from Bloomsbury and Covent Garden in the West End to Canary Wharf and Docklands in the East down to the River Thames, we attract a great mix of corporate and professional tenants. We are ideally placed to understand tenants' requirements and guide them through the legal processes.

Our teams are fully trained and accredited to the Association of Residential Letting Agents (ARLA) who are recognised by government, consumer groups and the media as the leading professional body in the private rental market. Membership is only achieved after strict investigation and adherence to a Code of Conduct. As an ARLA bonded agent we offer Client Money Protection and our staff are ARLA qualified.

Hurford Salvi Carr are members of The Property Ombudsman and members of the National Association of Estate Agents. Our Directors have hands on involvement on a day to day basis and have an established network of contacts and influence throughout the London property sector.

The importance of employing an estate agent with experienced and professional staff cannot be under-estimated. This has and always will be at the core of our business philosophy. Our staff have in-depth knowledge of the lettings market and can advise you on how to get the best rent for your property.

We are here to assist you find the right tenant and use our knowledge of London's property market to secure you a reliable income. We know property. We know the rental market. We know London.

11

Market experts

- + Hurford Salvi Carr is an independent firm of experienced letting and managing agents specialising in the London rental market. We have a well-earned reputation as innovative estate agents who look after their client's property investments and provide a full spectrum of property services.

Hurford Salvi Carr let and manages over 1,500 individual properties across The West End, City and East London. We act for landlords who have one property to multiple investments and corporate landlords where we let and manage larger portfolios. Our landlords respect our advice and particularly like the fact that we have great staff retention and we make a positive difference to the performance of their property investment.

The company produces a comprehensive market report every 6 months that provides up to date data on rent levels, yields, regulatory changes and highlights the future direction of the residential market in Central London. This provide our clients with valuable market intelligence on the performance of their London investments.

Whether you're buying your first investment property or fiftieth, whether you are a private individual or professional investment manager, whether you are domiciled here or abroad, we can provide help and advice in managing and growing your property portfolio.



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LETTINGS IN LONDON