

Boutique London Lets

London's serviced accommodation specialists

The letting solution for landlords is here!

Boutique London Lets strive to provide five-star accommodation within the comfort and convenience of centrally located London apartments.

Our apartments provide more amenities, space and comfort, than a hotel – at better rates! We offer two bedrooms, fully functioning kitchens, and comfortable lounge rooms allowing you to discover London without compromising on lifestyle or comfort.

We need more apartments now, and we offer a fabulous opportunity to landlords to let their property to us.

Obligation free trial! Try us with complete peace of mind.

After signing a normal contract, if, at the end of two months you don't want to continue the contract; we will leave the property eight weeks after this time (four months after commencement). Also, **we will pay one extra month's rent** (five months total) allowing you time to find a new tenant.

We offer:

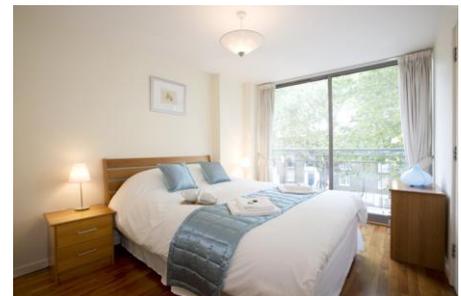
- 1, 2 & 3 year contracts.
- 2 months rent in-advance and 6 weeks deposit.
- Flexible allowances for the landlord to stay free within the apartment during the year.
- We pay full market rent.
- Offer full management services for free.
- Proven track record
- Full references from existing landlords/agents and company accountant available.



Our fabulous St James' Apartment

Your apartment will receive:

- Full professional cleans lasting 3 hours at least once per week.
- Affluent and conscientious guests.
- Apartments likely to be unused 20-30% of the times.
- Guests spend the majority of the time out of the apartment. Kitchens are seldom used.
- Your apartment returned at end of term in identical condition.
- Managed by a professional company with excellent track-record, directed by a landlord with 8 years experience.



The Waterloo Apartment bedroom

Who are Boutique London Lets?

Boutique London Lets currently have eight superb apartments in central London. We were established only in April 2009, but we are doing fabulous business and creating dozens

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www.boutiquelondonlets.com



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of happy guests and landlords in the process.

The director, Derek Gallimore has been a successful landlord and property manager since 2002. Derek personally owns 14 rental properties, containing 24 tenants, all of which are managed directly by his team. This is the same team who care for the Boutique apartment portfolio. We care for these apartments as if they were our own.

Please have a look at our website for more information on our service: www.boutiquelondonlets.com

The best kept apartments in town!

We strongly believe that our apartments are much less used, less abused and much better cared for than any normal apartment. Consider this:

Our guests:

- Our guests typically stay for 4-8 nights.
- The apartments are typically unoccupied (for cleaning and maintenance) 30% of the year.
- Guests come to see London, not the apartment. They spend much of the day outside exploring London.
- Guests are of good socio-economic standing, conscientious and mature (students not allowed).
- The kitchens are appreciated but rarely used. The kitchens are seldom used to prepare dinner.
- Our apartments are professionally cleaned 1-2 times per week for 3 hours per session.
- Our apartments have zero tolerance to mould or dirt – they are spotless!
- Zero tolerance of smoking or loud or antisocial behaviour.
- Guests are guided by strict rules and have no rights of tenure.
- Guests from US, Canada, Europe and UK have very high standards and expectations meaning they will not tolerate unclean or dysfunctional apartments.

Typical tenants:

- Tenants under the Housing Act 1996 enjoy very heavily protected rights of tenure regardless of their behaviour or ability to pay.
- Typical tenancies will occupy the apartment 100% of the year meaning more wear and tear.
- Typical tenants would spend far more time in the apartment and use the kitchen daily and cook more.
- Typical tenants do not care for the apartment and have no vested interest in it's appearance and maintenance.
- Familiarity of tenants means poor cleanliness, open-door policy with friends, smoking and parties.

Contact us today!

Contact Ian Daniels our property manager now for an obligation free chat. We're happy to have you contact our current landlords and accountant.

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