

Boutique London Lets

London's serviced accommodation specialists

Who are Boutique London Lets?

Boutique London Lets strive to provide 5 star accommodations within the comfort and convenience of centrally located London apartments.

At **Boutique Lets**, our apartments provide more amenities, space and comfort, than a hotel – but at cheaper rates! Our apartments offer two bedrooms, fully functioning kitchens, and comfortable lounge rooms allowing you to discover London without compromising on lifestyle or comfort. Our apartments can accommodate up to six people (some restricted to four) in utmost comfort.

All **Boutique** apartments cater for a broad range of size and budgetary requirements. All our apartments are centrally located and are chosen with locality, convenience, high interior standard and security in mind. As with standard hotels, **Boutique** apartments can be booked on a two nightly, weekly or even monthly basis. We cater equally for tourists (groups or families) and short-to-medium term corporate lets.

Please visit our website for more details: www.boutiquelondonlets.com

Fabulous accommodation:

Each of our properties offers the best value and quality of accommodation possible: We ensure that each apartment offers premiere:

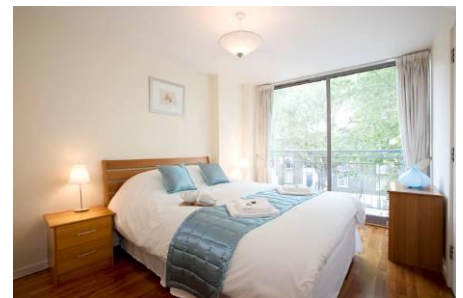
- Touristic location (centrality, access to transport and activities)
- Immediate environment (quality of building, street, neighbours)
- Internal layout, size and decorative quality
- Presentation and comfort – including furnishings and décor
- Safety and security

All apartments are modern, stylishly decorated and offer:

- Fully furnished accommodation.
- Living room, dining area, fully equipped kitchen & two bathrooms.
- Complementary high-speed internet access
- All bedding, towelling, quality linen & basic toiletries provided
- Washing machine, clothes aired, dishwasher & soaps provided.
- Very conveniently located for transport (tube and busses) and set in the heart of Central London.
- Full central heating and (limited flow) hot-water day and night.
- Very quiet and tranquil locations within the centre of London.
- 24 hour a day arrival and departure facility.



The St James' Apartment Kitchen



The Waterloo Apartment bedroom

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The Sienna Apartments:

At a glance:

No. of bedrooms:	Two double (queen size beds).
Other:	Two bathrooms (1 x en-suite), open-plan kitchen and living room (dining included).
Size:	915 sqft / 85 sqm
Underground station:	400 metres - Farringdon tube and Rail. There are 6 stations within 1,000 metres!
Close to:	St Pauls Cathedral, Historic City of London, London's West End (theatres), River Thames, Tate Modern and Hatton Garden
Internet Access:	Yes - broadband.
Décor:	Excellent, newly renovated, modern & chic.
Furnishings:	Excellent, fully furnished.
Further guests:	Potential to sleep 6 guests max.
Location:	EC1N 8EX(enter into www.maps.google.co.uk)
Smoking?	No smoking in apartment or building

The Sienna Apartments are located within the exclusive Hatton Garden - a street famed for being London's premier jewellery and diamond district.

The apartments are large 915 square foot, 2-bedroom, 2-bathroom chic dwellings. They have been recently renovated and are fabulously modern and commensurate with the exclusive surroundings of the building. The living room is tastefully decorated, with a dining table, six chairs, and two sofas. For entertainment, there's a flat-screen television, a DVD player, an MP3-compatible stereo, and high-speed internet access without restrictions as to the amount of data transfer taken place. Both bedrooms boast Queen-sized beds, with quality mattresses, bedding, and linen, to ensure a good night's rest. Both also boast full en-suite bathrooms, inclusive of showers. In the other bathroom, the main one, there's even a generous-sized bathtub, in addition to a shower.

Both bedrooms have good-quality mattresses and salubrious bedding and linen. The main master bedroom has its own en-suite bathroom with shower cubicle, WC and hand basin.

The main bathroom with lovely interior design has a good size bathtub, hand basin and WC. The apartment is well insulated, double-glazed; and has full central heating, hot water, and internet access at your disposal 24 hours a day.

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Sienna Apartments indicative rates (per night):

2-3 nights: £246.50

4-7 nights: £211.50

8-13 nights: £192.50

2-4 weeks: £180.25

5+ weeks: from £138.50!

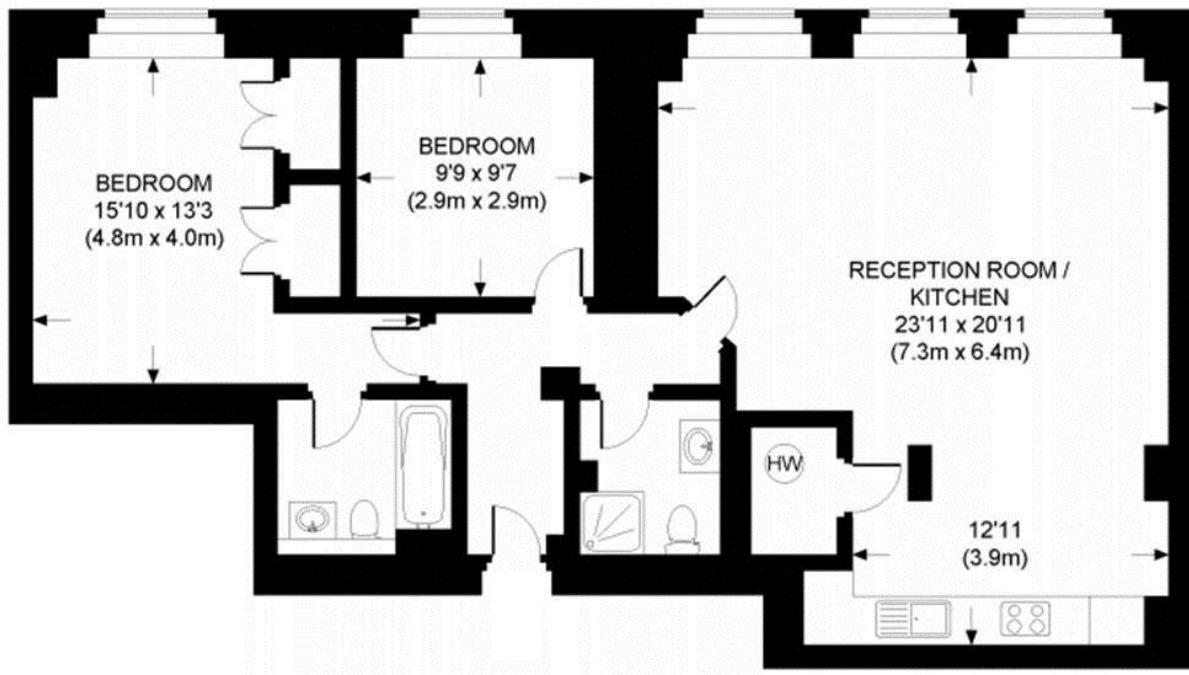
Nightly supplement (over 4 guests): £20 per person per night

Prices shown are base prices. Levies may apply during peak seasons & holidays, discounts may apply in low seasons. Minimum night restrictions may also apply. A 2% transaction fee applies.

The Sienna Apartments floor plan:

This is the floor plan for our apartment. It is spacious, newly renovated and fully furnished.

Apartment size: 915 sqft – 85 sqm



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Sienna Apartment photos:

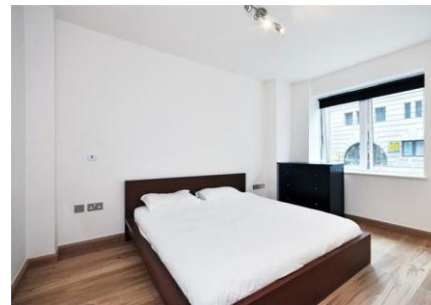
28th November, 2011: These apartments are the latest addition to our wonderful range. These are temporary photos of the apartment until we arrange our professional photos. We will have the apartments fully dressed and photographed shortly.



Fully equipped kitchen



Spotless bathrooms



Newly refurbished



Master bedroom with en suite



Spacious living



Prestigious small block



Holborn Circus nearby



The historic Square Mile



Bright Hatton Garden sopping

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Optional Extras:

We offer a range of optional services to make your stay more enjoyable and convenient.

-Out of hour's arrival:

For your convenience key delivery and pick-up is a personalised service. Between 5am-10pm (Mon – Sun) this is complimentary, there is a small charge out of these hours of **£50**. Please advise us of your arrival time on booking (can be paid afterward if unsure).

-House keeping services:

Guests can request to have the apartment cleaned and all linen changed during their stay. Please allow 48hrs notice to arrange: **£50**

-Cot for baby:

A high quality fold-out cot for your baby – we no longer provide baby blankets due to hygiene. **£5 per night**

-Fold-out bed (extra guests):

There is a comfortable fold out bed available. There is a maximum of five people allowed in this apartment. If a group of four or less people require another bed, then they can hire this. The bed comes with necessary linen and towels. Please advise us if you wish to use this in advance. **£15 per person per night (groups under 4) - £20 per extra person per night (groups over 4).**

-Early check-in or late check-out:

Later check-outs or earlier check-ins can be arranged subject to availability. See below for details. There is a partial stay fee applicable of **£75 per request**.

Please let us know when booking if you require any of these services.

Prices are subject to change – please enquire at time of booking.



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Booking details, terms and conditions:

Check-in and check-out:

Check in time: from 2.30pm
Check-out time: before 10.00am

- **Check in time: FROM 2.30pm – no prior luggage drop-off or storage available.** Due to the nature of our apartments, you **may not** arrive at the apartment earlier than the arranged check-in time. This includes for luggage drop-off purposes.
- **Early check-in option: EXTRA PAYMENT REQUIRED (booked in advance).** If you wish to check-in **before 2.30pm but after 10.00 am**, please advise us at the time of booking. **An additional charge of £75 applies. If you desire to arrive any earlier than 10.00am you will need to pay the full tariff for the next night.** We will strive to accommodate you subject to availability – this must be booked in advance.

Early check-ins must be approved and paid for at time of booking. We are unable to accommodate last minute early check-in requests. We are unable to store luggage prior to check-in.

- **Check –out time IS 10.00am – no luggage storage available after departure.** We ask that you vacate the apartment promptly as our cleaners will require the apartment empty in preparation for the next guest.
- **Late check-out option: EXTRA PAYMENT REQUIRED (booked in advance).** If you wish to check out **after 10.00am and before 6pm**, please advise us at the time of booking. **An additional charge of £75 applies. If you desire to stay any later than 6pm, you will need to pay the full tariff for the next night.** We will strive to accommodate you subject to availability – must be booked in advance.

Late check-outs must be approved and paid for at time of booking. We are unable to accommodate last minute late check-out requests. We are unable to store luggage after check-out.

Booking reservations and payments:

- Bookings must be reserved with a 20% deposit.
- The **full outstanding amount must be paid TWO weeks prior to arriving** at the



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apartment. The guest is liable for a £40 late payment fee and/or cancellation of their booking if full payment is not received before this time.

- A security deposit of £200.00 is required from all guests. We only take authorisation for this payment and no funds are debited from your account, unless necessary. This is automatically cancelled after checkout after a satisfactory inspection of the apartment/unless in the unlikely event of damage sustained during a guest's stayed.

Payment options:

Payment is accepted only via Google Checkout (2% transaction fee applies). To pay by Google Checkout, we shall email you an invoice from which you can pay easily and securely online. It is a very simple, safe and efficient payment method.

Cancellations:

The 20% booking deposit is non-refundable. The 80% full balance payment is due **TWO WEEKS** before arrival. Feel free to pay the full balance at any time. We reserve the right to cancel your booking if we do not receive full payment two weeks prior to arrival. The full balance will be forfeited if you cancel **only within TWO WEEKS** of arrival. If you cancel before this time, the 80% balancing payment will be refunded.

Luggage Storage:

Unfortunately we provide no luggage storage service either before or after your stay. Due to the nature of the apartments, we do not have access to communal areas or lobbies. Therefore we have no ability to store any of your luggages outside of your booked stay.

Booking price and quote policy:

We reserve the right to change advertised prices without notice. Existing quotes will be honoured under these circumstances. **If you book your apartment, then the price that you have done so at is the price that you will pay** – regardless of future price movements.

Property locations:

If you wish to view the property location on a map, please enter the postcode of the property (see above) into Google Maps UK: www.maps.google.co.uk.

Contact information:

Please email us or visit our website for more details:

Email: info@boutiquelondonlets.com

Web: www.boutiquelondonlets.com



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