

Exceeding Rental Expectations In Tooting

Before

A studio flat that a previous agent failed to let was entrusted to us. We immediately paused advertising to address compliance, securing necessary safety certificates first. An inspection revealed significant issues: a failed electrical test, structural problems with the door, a cracked bathroom mirror, and an unkempt interior (dirty/inconsistently painted walls, old wallpaper). The communal entrance was also poorly maintained by neighbours.

After

The landlord initially sought £1,000 pcm. We strongly recommended modest improvements using their own handyman. Following these essential fixes, and without needing to advertise broadly, we successfully secured a tenant, achieving an annual rental increase of £1,500 above the landlord's original asking price.

Balham SW12 - Rapid Placement in a Slow Market

Before

A landlord based abroad purchased a three-bedroom duplex flat in November 2025 and needed a tenant quickly, despite the slow market typical of year-end/start. Recognizing the high cost of a vacant property (utilities, council tax, squatting risk), a swift placement was crucial.

After

The property required a complete refresh, including a full repaint, kitchen worktop repairs, addressing condensation marks, and furnishing. We efficiently managed all necessary works, completing them in under two weeks. We secured a tenant for £2,695 pcm—slightly below the top market rate, prioritizing immediate rental income over prolonged vacancy.

Prioritizing Quality Tenants in Lambeth

Before

A landlord wanted a quick let at £1,500 pcm for their one-bedroom flat with a shared garden during the busy holiday period. While two candidates placed holding deposits, both failed the reference checks and couldn't provide a guarantor.

After

Putting the landlord's long-term interest ahead of our commission, we advised against a hasty decision. We ultimately secured a quality tenant—a couple expecting a baby—who were prepared to pay slightly less. This decision ensured a responsible tenant who would treat the property as their home, minimizing the landlord's expenses and maximizing potential savings through a reliable, long-term let.



CITYWALK ESTATES

Seamless Management Takeover in SW16

Before

A landlord who had moved from London to Leicester was frustrated with their unresponsive London agent for their house converted into three flats. We approached the situation professionally, advising them on their options without pressure to switch, ensuring they were comfortable with a change first.

After

Pleased with our clear communication and professional advice, the landlord appointed us. Our seamless takeover involved:

- Conducting a detailed property check report.
- Assisting with outstanding maintenance and repair works.
- Implementing updated tenancy agreements and ensuring market-rate rents were applied.

The existing tenants were retained, meaning no letting fees were charged for the initial placements. Both tenants and the landlord are now satisfied with our effective rent collection and property management.

Property Refurbishment & HMO Enhancement in SE1

Before

We managed a kitchen replacement for a busy doctor's existing HMO property while tenants were in occupation. This involved sourcing the new kitchen, tiles, and managing the full installation package, ensuring the landlord was kept updated on every decision and stage of the work. Crucially, we ensured the premises were kept as tidy as possible to minimize disruption for the occupants.

After

The quality of our initial work led to further projects from the landlord, including:

- Creating two new window openings and fitting two new PVC windows.
- Converting a garage into a bedroom.
- Installing a new three-piece en-suite (shower, sink, and toilet).

These enhancements successfully boosted the property's income by achieving higher rents, further contributing to the landlord's portfolio growth.