

RIDGEWAY ESTATES

RIDGEWAY LONDON PROPERTIES LIMITED

LETTINGS - SALES - PROPERTY MANAGEMENT & INVESTMENT

Head Office:
61 Green Lanes
Palmers Green
London N13 4TD

020 8359 1414
info@ridgewaylondonproperties.com
www.ridgewaylondonproperties.com

2nd May, 2023

To whom it may concern,

Re: 64 A&B Mannoek Road, London N22 6AA

I write on behalf of Ridgeway London Properties Ltd.

We have been managing the above mentioned property for the past 17 years. We were initially instructed on 31/05/2006 and in that time, we have rented the property as two separate flats.

Therefore, based on our management and knowledge of the property, it has been as two flats for almost 17 years.

I trust the above is useful.

Yours faithfully,

Demetris Hadjiargyrou
Director

33 years' experience in property management & investments
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5 Ashfield Parade
Southgate
London N14 5EH

C. Michael & Co
C/o Mr Chris Andrews
35 Grafton Way
London
W1T 5DB

9th June 2016

Dear Mr Andrews,

Re: Salina Investment Holdings Ltd

Statement of Gross rents received and expenses paid for Y/E 31/03/2016

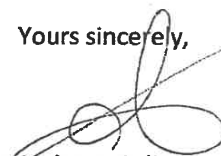
Please find enclosed the statements for the year ending 31/03/2016, showing all gross rents received and expenses paid for the properties listed below:

- 64A Mannoek Road, Wood Green, London, N22 6AA
- 64B Mannoek Road, Wood Green, London, N22 6AA
- Shop 366 Cricklewood Lane, London, NW2 2QJ
- 366A Cricklewood Lane, London, NW2 2QJ
- 366B Cricklewood Lane, London, NW2 2QJ

Please check the statements for the above and if you do not agree with the above let us know.

If you require any further information please do not hesitate to contact us.

Yours sincerely,


Andreea Galinescu
Accounts Department

Property information for

**FLAT GND FLR 64A,
MANNOCK ROAD, LONDON,
N22 6AA**

Local Authority	Haringey (http://www.haringey.gov.uk)
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Local authority reference number	522107709
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Council Tax band	C
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Improvement indicator	No
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With effect from	12 July 2010
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Mixed-use property	No
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Court code	None
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Property information for

**FLAT 1ST FLR 64B,
MANNOCK ROAD, LONDON,
N22 6AA**

Local Authority	Haringey (http://www.haringey.gov.uk)
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Local authority reference number	522107710
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Council Tax band	C
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Improvement indicator	No
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With effect from	12 July 2010
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Mixed-use property	No
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Court code	None
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ASSURED SHORTHOLD TENANCY AGREEMENT

For letting a residential dwelling

Important Notes for Tenants

- **This tenancy agreement is a legal and binding contract and the Tenant is responsible for payment of the rent for the entire agreed term. The agreement may not be terminated early unless the agreement contains a break clause, or written permission is obtained from the Landlord.**
- **Where there is more than one tenant, all obligations, including those for rent and repairs can be enforced against all of the tenants jointly and against each individually.**
- **If you are unsure of your obligations under this agreement, then you are advised to take independent legal advice before signing.**

General Notes

1. This tenancy agreement is for letting furnished or unfurnished residential accommodation on an assured shorthold tenancy within the provisions of the Housing Act 1988 as amended by Part III of the Housing Act 1996. As such, this is a legal document and should not be used without adequate knowledge of the law of landlord and tenant.
 2. Prospective tenants should have an adequate opportunity to read and understand the tenancy agreement before signing in order for this agreement to be fully enforceable.
 3. This agreement may be used for residential tenancies of three years or less. Agreement for tenancies of a longer duration should be drawn up by deed.
 4. Section 11, Landlord and Tenant Act 1985 – these obligations require the Landlord to keep in repair the structure and exterior of the dwelling, and to keep in repair and proper working order the installations for the supply of water, gas and electricity and the installations in the Property for space heating and heating water.
 5. Section 196 of the Law of Property Act 1925 provides that a notice shall be sufficiently served if sent by registered or recorded delivery post (if the letter is not returned undelivered) to the Tenant at the Property or the last known address of the Tenant or left addressed to the Tenant at the Property.
 6. This agreement has been drawn up after consideration of the Office of Fair Trading's Guidance on Unfair Terms in Tenancy Agreement.
-

THIS AGREEMENT is made on the date specified below BETWEEN the Landlord and the Tenant. It is intended that the tenancy created by this Agreement is and shall be an Assured Shorthold Tenancy within the meaning of the Housing Acts

Date 21st October 2022

Landlord(s) Salina Investment Holdings Ltd

Tenants(s) Mr Michail PITSIS & Mrs Zoi TSAKIRI & Ms Maria PITSI

Property The dwelling known as 64A Mannoek Road, London, N22 6AA

Contents The fixtures and fittings at the Property together with any furniture, carpets, curtains and other effects listed in the Inventory, if any

Term 12 Months

Commencing on: 15th October 2022 and expiring noon on 15th October 2023

Rent £1,475.00 per calendar month

Payment One (1) month in advance followed by equal payments on the 15th day of every month

Deposit A deposit of £1,580.00 is protected by a government-authorised Tenancy Deposit Protection Scheme (Mydeposits.co.uk)

1. The Landlord agrees to let and the Tenant agrees to take the Property and Contents for the Term at the Rent payable as above.
2. The Tenant pays the Deposit (currently maximum 5 weeks of the agreed monthly rent) as security for the performance of the Tenant's obligations and to pay and compensate the Landlord for the reasonable costs of any breach of those obligations. It is specifically agreed that this money is not to be used by the Tenant as payment for any rent due under this agreement. No interest shall be payable on this Deposit. The balance of the Deposit to be paid to the Tenant as soon as possible after the conclusion of the tenancy, less any reasonable costs incurred for the breach of any obligation.

The Tenant agrees with the Landlord:

3. Rent & charges

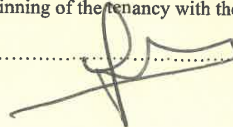
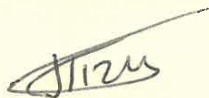
- (3.1) To pay the full month's Rent on the days and in the manner specified to the Landlord's Agent
- (3.2) To pay promptly to the authorities to whom they are due, council tax, water and sewerage charges, gas, electric, telephone line (if any) & TV licence relating to the Property, where they are incurred during the period of the agreement, including any which are imposed after the date of this agreement (even if of a novel nature) and to pay the total cost of any reconnection fee relating to the supply of water, gas, electricity and telephone line if the same is disconnected. The Tenant agrees to notify the Landlord prior to changing supplier for any of the utility services stated above.
- (3.3) That in the case of a breach of the terms of the tenancy by the Tenant, a reasonable penalty charge may be made in addition to the costs of any remedial work, in order to compensate the Landlord or Agent for his reasonable expenses and financial loss.
- (3.4) Default in payment of rent - if the Tenant's rent is more than 2 weeks late, then a charge of 3% plus the Bank of England's base rate will be charged over the monthly rent.

4. Use of the Property

- (4.1) Not to assign, or sublet, part with possession of the Property, or let any other person live at the Property except that during the fixed term of the tenancy the Tenant may assign or sublet with the Landlord's express consent which will not be unreasonably withheld. Such consent, as a variation of the tenancy agreement, to be agreed in writing.
- (4.2) To use the Property as a single private dwelling and not to use it or any part of it for any other purpose nor to allow anyone else to do so.
- (4.3) Not to receive paying guests or carry on or permit to be carried on any business, trade or profession on or from the Property.
- (4.4) Not to do or permit or suffer to be done in or on the Property any act or thing which may be a nuisance, damage, or annoyance to a person residing, visiting or otherwise engaged in lawful activity or the occupiers of neighboring premises.
- (4.5) Not to keep any cats or dogs at the property and not to keep any other animals, reptiles or birds (or other living creatures that may cause damage to the Property, or annoyance to neighbors) on the Property without the Landlord's consent. Such consent, if granted, to be revocable, on reasonable grounds by the Landlord. The Landlord is entitled to request an extra reasonable rent payment.
- (4.6) If the Tenant wishes to bring a pet into the Property during the tenancy then permission must first be obtained from the Landlord and Tenant agrees that the Landlord may charge a reasonable increased rent in accordance with the rent that would have been charged at the beginning of the tenancy with the pet present.



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(4.7) Not to use the Property for any illegal or immoral purposes.

(4.8) Where the Landlord's interest is derived from another lease ("the Head lease") then it is agreed that the Tenant will observe the restrictions in the Head lease applicable to the Property. A copy of the Head lease, if applicable, is attached.

5. Repairs

(5.1) Not to damage the Property and Contents or make any alterations or additions to the property without the written permission of the Landlord not to be unreasonably refused.

(5.2) To keep the interior of the Property and the Contents in at least as good and clean condition and repairs as they were at the commencement of the tenancy, with fair wear and tear excepted, and to keep the Property reasonably aired and warmed.

The Tenant will take all reasonable precautions to prevent condensation and mould growth by keeping the Property adequately ventilated and heated. Where such condensation may occur, the Tenant must take care to properly wipe down and clean surfaces as required regularly to stop the build-up of mould growth, limescale or damage to the Property, its fixtures and fittings.

(5.3) To pay the reasonable costs reasonably incurred by the Landlord or his Agent in replacing or repairing any furniture or other contents, lost, damaged or destroyed by the Tenant or, at the option of the Landlord, replace immediately any furniture or other contents, lost, damaged or destroyed by the Tenant, and not to remove or permit to be removed any furniture or other contents from the Property.

(5.4) That the Landlord or any person authorised by the Landlord or his Agent may at reasonable times of the day on giving 24 hours written notice, (unless in the case of an emergency) enter the Property for the purpose of inspecting its condition and state of repair. The Tenant shall permit the Property to be viewed on reasonable notice (of at least 24 hours) at all reasonable times during the final weeks of the tenancy.

(5.5) To keep the gardens (if any), driveways, pathways, lawns, shrubs, hedges and rockeries as neat, tidy and properly tended as they were at the start of the tenancy and not to remove any trees or plants.

(5.6) To replace all broken glass in doors and windows damaged during the tenancy where the damage has been caused by the Tenant, a member of the Tenant's family or their guests.

(5.7) Not to alter or change or install any locks on any doors or windows in or about the Property or have any additional keys made for any locks without the prior written consent of the Landlord, such consent not to be unreasonably withheld, and the cost of providing a set of keys for the Landlord or his agent to be met by the Tenant.

(5.8) To notify the Landlord promptly of any disrepair, damage or defects in the Property or of any event which causes damage to the Property.

(5.9) Not to affix any notice, sign, poster or other thing to the internal or external surfaces of the Property in such a way as to cause damage.

(5.10) To take all reasonable precautions to prevent damage by frost.

(5.11) In order to comply with the Gas Safety Regulations, it is necessary:

(a) That the ventilators provided for this purpose in the Property should not be blocked.

(b) That brown or sooty build-up on any gas appliance should be reported immediately to the Landlord or Agent.

(5.12) Not to cause any blockage to the drains, pipes, sinks or baths.

(5.13) Not to introduce into the Property any portable heaters fired by liquid or bottled gas fuels without the Landlord's prior written consent

(5.14) That the Tenant shall be responsible for testing all smoke detectors (if any) fitted in the Property on a regular basis and replace the batteries as necessary.

(5.15) The Tenant must maintain the Property and keep it reasonably clean and tidy and clear of all rubbish at all times.

The Tenant agreed to dispose of or recycle all rubbish in an appropriate manner and at the appropriate time. Rubbish must not be placed anywhere in any common areas at any time. The Tenant must take reasonable care to ensure that all rubbish is properly bagged or recycled in the appropriate container. If rubbish is normally collected from the street, on the day of collection it should be put out by the time specified by the local authority. Rubbish and recycling containers should be returned to their normal storage places as soon as possible after it has been collected. The Tenant must comply with any local arrangements for the disposal of large items.

6. Other tenant's responsibilities

(6.1) Within seven days of receipt thereof, to send to the Landlord all correspondence addressed to the Landlord or the owner of the Property and any notice, order or proposal relating to the Property (or any building of which the Property forms part) given, made or issued under or by virtue of any statute, regulation, order, direction or by-law by any competent authority.

(6.2) To pay the Landlord fully for any reasonable costs or damage including the Agent's commission and any other expenses and / or financial loss suffered by the Landlord or Agent as a consequence of any breach of the agreement on the part of the Tenant in this AST Agreement.

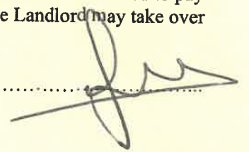
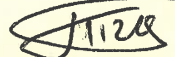
(6.3) If early termination of the tenancy when requested by the Tenant to pay an early termination fee to cover the financial loss the Landlord has suffered in permitting or reasonable costs that have been incurred by the agent in arranging for the Tenant to leave early.

(6.4) Within the last two months of the tenancy to permit the Landlord or any person authorised by the Landlord or the Landlord's Agent at reasonable hours in the daytime to enter and view the Property with prospective tenants or purchasers, having first given the Tenant a reasonable period of notice.

(6.5) That where the Property is left unoccupied, without prior notice in writing to the Landlord or Agent, for a prolonged period, the Tenant has failed to pay rent for the period, and has shown no intention to return, the Tenant is deemed to have surrendered the Tenancy. This means that the Landlord may take over the Property and re-let it.



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(6.6) To properly secure all locks and bolts to the doors, windows and other openings when leaving the Property unattended and where the Property is left vacant for more than 28 consecutive days and the rent is paid, to notify the Landlord or his agent, and to allow him access to the property in order to secure it where necessary.

(6.7) The Tenant is responsible for any drain problems caused by him/her, especially due to disposal of condoms, sanitary towels, cotton ear-buds, plastic material, paper towels, etc.

7. End of tenancy

(7.1) To return the Property and Contents at the end of the tenancy in the same clean state or condition as they were at the commencement of the tenancy.

(7.2) To leave the Contents at the end of the tenancy in approximately the same places in which they were positioned at the commencement of the tenancy.

(7.3) To return the keys of the Property to the Agent on the agreed termination date, or the end of the tenancy (whichever is sooner). The Tenant also agrees to pay for any reasonable charges incurred by the Agent in securing the Property against re-entry where keys are not returned.

(7.4) If the tenant vacates the property before the end of the contract and does not provide the necessary Notice as per the Break Clause, the commission paid by the Landlord to the Lettings Agency, plus any other expenses incurred, will be recovered from the tenant's deposit.

8. The Landlord agrees with the Tenant that:

(8.1) The Landlord shall permit the Tenant to have quiet enjoyment of the Property without interruption by the Landlord or his Agent, however this does not preclude the Landlord from taking action through the courts should the Tenant fail to pay the rent due or be in breach of the Tenancy Agreement.

(8.2) The Landlord will return to the Tenant any rent payable for any period during which the Property may have been rendered uninhabitable by fire or any other risk which the Landlord has insured.

(8.3) The Landlord should insure the property and fixtures to their full value against loss or damage by the insured risks. The Landlord's insurance does not cover Tenant's possessions. The tenant is advised to insure the Tenant's own possessions with a reputable insurer.

9. Subject to the condition that the Landlord must obtain a court order for possession of the Property before re-entering the premises; if the Tenant does not:

(a) pay the rent (or any part of it) within 14 days of the date on which it is due; or

(b) comply with the obligations set out in the agreement

then the landlord may re-enter the Property and end the Tenancy.

This right must be exercised in the correct way through the Courts and only the Court can order the Tenant to give up possession of the Property

10. The Landlord agrees to carry out any repairing obligations as required by Section 11 of the Landlord and Tenant Act 1985 (see note 4).

11. In this Agreement, unless the context otherwise requires, the following expressions shall have the following meanings:

"The Landlord" includes persons who during the period of the tenancy have a legal interest in the property.

"The Tenant" includes those who might inherit the tenancy. Wherever there is more than one Tenant all covenants and obligations can be enforced against all the Tenants jointly and against each individually. Joint and several liability means that any one of the members of a party can be held responsible for the full rent and other obligations under the agreement if the other members do not fulfill their obligations.

12. The parties agree:

(12.1) Notice is hereby given that possession might be recovered under Ground 1, Schedule 2 of the Housing Act 1988 if applicable. That is, that the Landlord used to live in the Property as his or her main home; or intends to occupy the Property as his or her only or main home.

(12.2) The tenancy may be brought to an end if the mortgagee requires possession on default of the borrowers under section 2, Schedule 2 of the Housing Act 1988.

(12.3) Before the Landlord can end this tenancy, he shall serve any notice(s) on the Tenant in accordance with the provisions of the Housing Acts. Such notice(s) shall be sufficiently served if served at the last known address of the tenant in accordance with section 196 of the Law of Property Act 1925 (see note 5).

13. The Property is let together with the special conditions (if any) listed in the First Schedule attached hereto

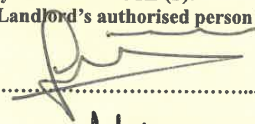
THE FIRST SCHEDULE (attach a separate sheet if necessary)

Special Conditions: The tenants agree that neither them nor any of their guests will smoke within the complex or inside the Property during the Tenancy. Any damages caused from smoking in breach of this clause shall be made good at the end of the Tenancy at the expense of the tenants.

Break Clause: One (1) month notice from the new starting date of the tenancy agreement (15/10/2022)

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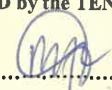
SIGNED by the LANDLORD(S):-
(or by the Landlord's authorised person)

SIGN 

PRINT G. MAFOSHIS

DATE: 21.10.2022

SIGNED by the TENANT: -

SIGN 

PRINT Maria Pitsi

DATE: 25/10/22

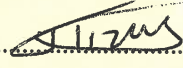
SIGNED by the TENANT: -

SIGN 

PRINT ZOI TSAKIRI

DATE: 25-10-22

SIGNED by the TENANT: -

SIGN 

PRINT M. PITEHS

DATE: 25-10-22

Notification by Landlord of Address for Service of Notice

- (1) Name and address of Tenant: To: Mr Michail PITSI & Mrs Zoi TSAKIRI & Ms Maria PITSI
Of: 64A Mannock Road, London, N22 6AA
- (2) Name and address of Landlord: To: Salina Investment Holdings Ltd
Of: % Ridgeway London Properties Ltd
61 Green Lanes
London
N13 4TD
- (3) Please insert the name of the Landlord here: We, on behalf of your Landlord **Salina Investment Holdings Ltd** ,
Hereby give you notice pursuant to s48 (1) of the Landlord and Tenant
Act 1987 that your Landlord's address for service of notices
(including notices in proceedings) is as follows:
- (4) Landlord's Agent: Ridgeway London Properties Ltd
61 Green Lanes
Palmer's Green
London
N13 4TD
Email: info@ridgewaylondonproperties.com
Tel: 020 -- 8359 1414

Signed (Agent):

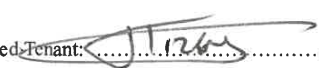
Dated: 21/10/2022

Signed Tenant: 

Dated: 25/10/22

Signed Tenant: 

Dated: 25-10-22

Signed Tenant: 

Dated: 25-10-22