

## Notice of the Tribunal Decision and Register of Rents under Assured Periodic Tenancies (Section 14 Determination)

Housing Act 1988 Section 14

### Address of Premises

Flat 2 Nightingales Mansions, 42  
Nightingale Lane, London, SW12 8TN

### The Tribunal members were

Mrs Jill Pittaway  
Mr Antony Parkinson MRICS, MIRPM

### Landlord

Wildheart Residential Management Ltd

### Address

2 High Street, Ewell, Epsom, Surrey, KT17 1SJ

### Tenant

Ms Claudia Spinelli-Higgins

1. The rent is:£

2050.00

Per

Calendar  
Month

(excluding water rates and council  
tax but including any amounts in  
paras 3)

2. The date the decision takes effect is:

19 February 2021

\*3. The amount included for services is not  
applicable

Per

\*4. Service charges are variable and are not included

5. Date assured tenancy commenced

2 September 2018

6. Length of the term or rental period

One year

7. Allocation of liability for repairs

Landlord

8. Furniture provided by landlord or superior landlord

No

### 9. Description of premises

First floor flat comprising a living room, 2 bedrooms, a bathroom and a kitchen, and enjoying the shared use of a communal garden. It was let unfurnished. The application states that the tenant has added a tumble dryer. It is described as having central heating.

**Chairman**

**J. Pittaway**

**Date of Decision**

**19 Feb 2021**