

if you are planning to let

You will need to make some decisions about how to rent your property.



Decide the level of service you require

Do you want a full property management service, or do you intend to do some or all of the work yourself? James Anderson can undertake as much – or as little – as you require. For instance, we can arrange every aspect of the letting and management of your property, leaving you confident in the knowledge that your affairs are in safe hands, or you may only require us to find you a suitable tenant.

Do you know your responsibilities as a landlord?

The rental market is full of pitfalls for the unwary. Our fully trained staff can advise you of your legal obligations as a landlord and explain the regulations that you must adhere to.

For example, if you are letting your property furnished, all the furniture, fabrics and upholstery that you provide must comply with fire regulations – we can provide full information as to what items are covered by the regulations and what are exempt. You must also comply with gas and electrical safety regulations, and with the requirements of the Smoke Detectors Act 1991.

We can help to arrange for any necessary servicing of appliances and redecoration that may be necessary between tenancies, and prepare the necessary inventories. We can also advise you on the tenancy agreement appropriate for you and your prospective tenants' circumstances. And we can help with providing information to your mortgage lender should you require their consent.

Are you maximising the rental potential from your property?

Clean, crisp and uncluttered properties are most suitable for the lettings market.

The standard of decoration in your property may substantially affect the level of rent you achieve, so take advice as to the style of decoration best suited to your market. Neutral colours are usually best, such as whites and creams which give a fresh impression. Paint finishes are easiest to maintain, though wallpaper may be preferable in higher value properties.

Good quality lighting, carpets and curtains are important, particularly in unfurnished properties where they are highly visible. Wood strip floors and granite work surfaces are popular, and ample wardrobe space should be provided in bedrooms.

You should ensure that your property is well equipped, ideally with a dishwasher, large fridge freezer, washing machine, separate tumble dryer, microwave and high-quality fittings.

Why choose James Anderson for property management?

We have the resources and experience to handle all sizes and types of property. We have a dedicated Residential Lettings and Property Management Office in Barnes with associate offices in East Sheen and Putney, all of which are registered with the National Approved Letting Scheme and with the Association of Residential Letting Agents (ARLA). ARLA members are governed by a code of practice which provides a framework of ethical and professional standards at a level far higher than the law demands.



We have specialist staff who look after the management of the properties on our books, all of whom are fully conversant with the legal issues involved in property letting. Every property that we manage has an appointed Property Manager who understands your needs. We use trusted tradesmen, from odd job men to major contractors, to maintain your property, so you can be assured that any work required will be dealt with immediately and often within hours.

Our computer-based property management system ensures that rents and deposits are credited quickly and efficiently – indeed, many of our clients receive rental payments before the due date.

It is testimony to the expertise and dedication of our Lettings Department that almost three-quarters of our business comes via recommendations from satisfied customers.

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