



BENHAM AND REEVES
RESIDENTIAL LETTINGS INTERNATIONAL

LONDON'S LETTING AGENCY





Who are Benham and Reeves Residential Lettings and what do we do?

Benham and Reeves Residential Lettings is London's leading, independent lettings-only agency. We specialise in letting and managing properties in prime residential areas of London. A founder member of ARLA (The Association of Residential Lettings Agents), a full member of the Property Ombudsman Scheme and the Tenancy Deposit Scheme, we provide a complete service for all landlords and tenants.

London's
leading
lettings-only
agency

“*From an initial phone call to instruct you on Monday of this week, we have just signed and returned the Tenancy Agreement. All done in a working week! It is confidence building to know the development is in high demand and you are turning that into successful rentals.*”

Steve Rocks, UK



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“ Thank you, thank you, thank you! To you and your staff for all the effort and work you guys have put in over the last 3 years in looking after our people in their search for homes in central London.

It was great to work with a lettings-only company who were able to help all our, often demanding, people. I accept that at times our demands are unrealistic, but appreciate your guidance and advice so that expectations can be dealt with. Thanks for all your help. ”

*Kate Hellier, HR Manager,
Commerzbank*

“ We have been investors in London property since the 1980s. It is extremely important to us to have a good letting and management agent – this is because investing in London property requires quality professional services. We find that you provide such service which is why we have used your firm for so long and so extensively. ”

Mrs V Bokhary, Judge



Why people use us.

A full lettings service. From your purchase through to furnishings, finding a good tenant and ongoing property management, we will take care of everything and help you maximise the investment potential of your property.

Efficient administration. We have been letting properties for over 50 years and our administration procedures have been perfected over that time.

100% commitment to lettings. We only do lettings so we can offer you a dedicated service.

Reliable tenants. 70% of our tenants are from large blue chip companies. We work directly with the HR departments of these companies including many FTSE and Fortune 500 organisations, to help their staff find homes when they come to live in London.

Proven methods to maximise your rental income. Corporate tenants expect exceptional presentation. Our sister company is an interiors specialist providing furnishing and refurbishment services for investment properties. This can help you to attract good tenants and achieve the best possible rental income.

Over 5
decades of
experience



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Unrivalled professionalism.

Property Expertise. Our directors have over 65 years of property industry experience between them. And they are all actively involved in the day-to-day running of the business to ensure that you get the very best possible investment service.

International network. We have eight offices in London, and offices in Hong Kong, Singapore and Dubai. This network helps us to find good tenants. And it means we can provide a local service that speaks your language - in your own time zone.

Industry accreditation. We are members of ARLA (the Association of Residential Lettings Agents), the Property Ombudsman Scheme and the Tenancy Deposit Scheme.





Your property - marketed worldwide.

Prominent dedicated offices throughout London.

Open six days a week, Monday-Saturday, these are in prime residential areas of London.

Maximum media coverage. Our in-house marketing department uses a range of local, national and international media to promote our clients' properties.

Our website attracts a huge audience. Our main website www.brlets.co.uk, attracts an average 10,250 first-time visitors per month. Many of our properties are let quickly through the web. We also use a number of innovative internet marketing methods to attract tenants, including listing our clients' properties on all major property related portals.

We have an international network of offices. Our offices in Singapore, Hong Kong and Dubai work with blue-chip companies who regularly send their executives to London. This type of corporate tenant is looking for a high quality home from home.

We work with leading relocation agents. They provide the best tenants. And our long-standing relationships with relocation agents mean that we are often the first people they call.

You can sit
back and
get on
with living



LONDON'S LETTING AGENCY



www.brlets.co.uk





Expert lettings advice for developers and major investor landlords.

Developers like St George, Barratt and Tudorvale work with us because our advice is accurate and impartial. We can assist buyers with any lettings issues, from assessing a property's rental potential to furnishing or legal issues. And, of course, we can offer complete property management to make property investment as straightforward as possible for the buyer. With over 50 years' experience working with every kind of property, our range of services is broader than most. And, quite simply, we tend to let properties faster than anyone else.



You can
count
on us



“ I was delighted with your recent performance in letting units at Beaufort Park and found your team both helpful and efficient – I would be very pleased to recommend your services to other landlords at our schemes and indeed, would hope that your frontline presence at Beaufort Park continues to enable you to build on your initial success for the benefit of all landlords and residents on our schemes. ”

Ross Farragher,
MD, St George Central London Limited



LONDON'S LETTING AGENCY

“ I have lived in Hong Kong for a number of years and over that time, have accumulated a small London property portfolio. Given the time difference between Hong Kong and London, I used to find it difficult to receive an efficient/dedicated service from a number of the London agents I tried. A few years ago a friend referred me Benham & Reeves Lettings and I visited them here in Hong Kong. The service has been excellent to say the least. My properties are consistently let and management is far easier when you are dealing with one agent who can be contacted either locally or in London and who can efficiently attend several issues in one go. I would happily recommend them to anyone. ”

Mr A Kelly, Hong Kong Investor





An extensive international network.

From our international offices in Hong Kong, Singapore and Dubai, we take care of your London property, wherever you are. If you have ever had to deal with a UK agent from abroad, you will know how much simpler it is having an office local to you. There are no language problems and there is always someone to talk to in your own time zone.

With offices in Hong Kong, Singapore and Dubai, we are the only London-based lettings agent to have such a strong overseas network. Each overseas office has its own dedicated manager, experienced in the London property market. It gives us a greater understanding of the needs of our overseas clients and it provides a local contact for the efficient management of your UK property. And you receive the same high level of service as our UK clients.



We are
there
for you



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Peace of mind.

Our property management team will handle everything. Run by a qualified solicitor, our property management department can handle all your needs, from collecting the monthly rent to organising repairs, advice on legal issues and keeping you up-to-date with legislation. And to make sure everything runs smoothly, we will assign you a dedicated property manager, who will take on responsibility for the day-to-day management of your property.

We use trusted tradesmen and contractors. We have long-standing relationships with the contractors we use for repairs and maintenance on your property. We know that they will carry out all work to a high standard and in line with current building regulations.

We ensure your property stays in good condition. With any property, a small problem like a leaking pipe can soon turn into a costly nightmare if it is not fixed quickly. So we always act immediately if a tenant informs us of a problem. And we also undertake regular inspections of your property to make sure everything is in order.





Maximising your investment.

We can help you with Tax and Accounting.

Our accounts centre is managed by a Chartered Accountant and offers a full range of financial management services. Our text messaging service will advise you as soon as a rental payment has been credited to your account. You will also have access to your own secure account online so you can view all your statements, at the click of a mouse.

We can provide you with tax related financial advice.

This will help you obtain the maximum benefit from your tax allowances and circumstances. Did you know, for example, that you can claim an allowance for wear and tear to a furnished property? We can even do your Tax Return for you if you are an overseas landlord.



“ I would highly recommend your management service to others as I have experienced a highly professional service, not just for letting the property but prior to letting when liaison with builders was required, furnishings were required and vacant property management was needed to ensure safety of the property. All your advice and support was timely and very professional which helped me to feel my property, and therefore my investment, was in good hands. ”

Mrs S Anderson, Hong Kong



We go
the extra
mile...



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Inspired interior design, refurbishment and furniture packs.

Corporate tenants demand an extremely high standard of presentation. Ensuring your property meets those expectations is a sure-fire way to let your property quickly and for a healthy rent.

Our sister company In:Style Direct specialises in trend-led furnishing packages and refurbishment services specifically for investment properties. Whether you are looking to replace a few items of furniture or need a full furniture pack, a single room decorated, new carpets or a full refurbishment programme, we handle it all, using our own in-house team.

But this is not just an interior design service. We know what appeals to tenants. And in a fiercely competitive market, our service gives landlords a real advantage in attracting and retaining good tenants. In fact, over 85% of the properties furnished by In:Style Direct are let within a week.



in:style
DIRECT

www.instyle-direct.co.uk



Good letting agents don't cost any more than bad letting agents.

So why not talk to the best?

Benham and Reeves Residential Lettings is part of THE COMPLETE PROPERTY INVESTMENT SOLUTION. As part of this established property group, Benham and Reeves Residential Lettings offers a complete range of services to help clients maximise their return on investment. With a leading sales and acquisitions agent, interior designer and furnishing company within the group, The Complete Property Investment Solution can manage all aspects of property investment and strives to provide outstanding service to its clients.

Please contact us for more details.



LONDON'S LETTING AGENCY

London

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Hampstead (Head Office)
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e-mail: hamp@brlets.co.uk

Highgate
Tel: 020 8341 2335
e-mail: high@brlets.co.uk

Hyde Park
Tel: 020 7402 9866
e-mail: hyde@brlets.co.uk

Kensington
Tel: 020 7938 3522
e-mail: kens@brlets.co.uk

Knightsbridge
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International

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Management

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www.brlets.co.uk