

DESIGNED LIVING GROUP

# UNLOCK STRESS-FREE PROPERTY MANAGEMENT WITH OUR EXPERT TEAM

You name it, we sort it!

+44 07730283587

[www.designedlivinggroup.com](http://www.designedlivinggroup.com)

**BOOK A CALL**

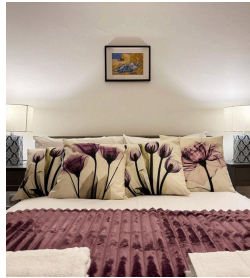
**Wandsworth**

**Isleworth**

**White City**

**Kingston**

**Redditch**



## Welcome Landlords!

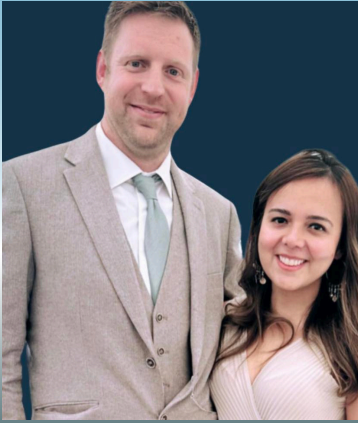
Are you tired of the hassles and headaches that come with managing your rental property? Look no further! With over 18 years of experience in the luxury property construction industry, I have joined forces with my wife, a qualified and experienced lettings professional, to bring you a comprehensive property management solution.

Currently, we are looking for properties on a medium to long-term basis in this area and we would like to offer you an opportunity to rent your property directly to us. As your main tenants, we will take care of everything related to maintenance and upkeep, ensuring your property remains in top-notch condition. Enjoy the peace of mind that comes with knowing your investment is in capable hands. Discover the exceptional renovations we've completed for other landlords, and see how we can transform and manage your property seamlessly.

We invite you to review the attached brochure for more details on the exceptional work we have done for other landlords. By partnering with us, you can expect the same high standard of care and professionalism for your property.

Best Wishes,

**CHRIS & DIANA**



CHRIS & DIANA

## Why Choose Us?

- Over 18 years of luxury property construction experience
- Comprehensive property management and maintenance
- Proven track record of successful renovations and satisfied landlords

Join us and experience the benefits of a stress-free property management partnership.

Explore our brochure to learn more about our services and our latest successful projects.

## WANDSWORTH

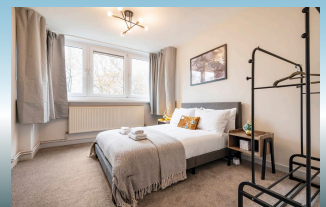


### WANDSWORTH

SERVICED ACCOMODATION

When we first received the Wandsworth property, it was a 3-bedroom home with a cluttered hallway and outdated kitchen and bathroom. Through our expert renovation and strategic planning, we converted this property into a stylish and modern 4-bedroom residence, including a new dining area.

- Created a fourth bedroom by partitioning the dining area
- Replaced kitchen units, doors, and handles for a modern appearance
- Updated the bathroom with easy-to-clean wall panels





## KINGSTON

When we took on the Kingston property, it needed significant improvement. The walls were covered in mould and outdated wallpaper. Through our comprehensive renovation process, we transformed this space into a stylish and comfortable home. Here's how we did it:

**Mould Removal:** We meticulously removed all the mould, ensuring a healthy living environment for future tenants.

**Wall Restoration:** The old wallpaper was stripped away, and we resealed the walls to prepare them for decoration.

**Fresh Anti-Mould Painting:** We applied fresh, anti-mould paint to all walls, providing a long-lasting and clean look.

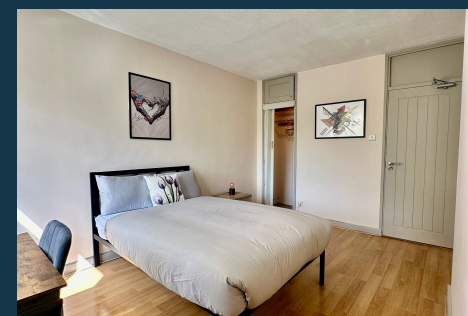
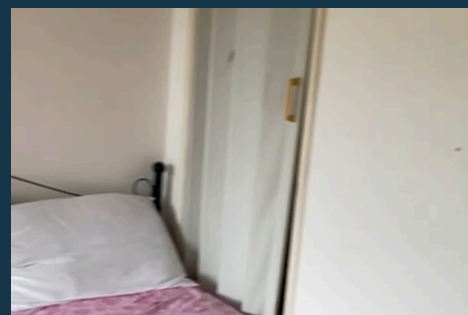
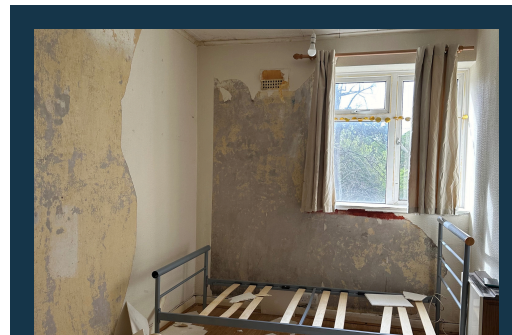
**New Mattresses and Beds:** All mattresses and beds were replaced to ensure maximum comfort.

**HMO Licence:** The property is fully licensed as an HMO, meeting all necessary regulations.

**Modern Fire Doors:** All doors were replaced with modern, fully compliant fire doors for enhanced safety.

**Wired Fire Alarm System:** A new wired fire alarm system was installed throughout the property.

By addressing these critical issues, we revitalized Kingston property into a desirable residence. This property stands as a testament to our dedication to quality and attention to detail in property management.



We understand that each property is unique, and we pride ourselves on delivering tailored solutions that maximize rental income and property value. Our comprehensive approach ensures that your property is well-maintained, your tenants are satisfied, and your investment is secure.

Thank you for considering this opportunity. We look forward to the possibility of working together and ensuring your property investment is both profitable and worry-free. Please feel free to contact us at your convenience to discuss how we can assist you further.



Call Now

## Here are some of the benefits of why our current landlords continue to choose us:

- **Guaranteed and Timely Rent:** Enjoy guaranteed and timely rent for the duration of the contract (minimum of 3 years), subject to your mortgage provider's approval (if applicable).
- **Single Point of Contact:** As the tenancy is in our name (we are a professional company), we are your main point of contact, which means no hassle dealing with individual tenants. All communications will be via The Designed Living Group (DLG).
- **Comprehensive Tenant Vetting:** DLG ensures all tenants are comprehensively vetted, including credit checks, employment and landlord references, and affordability checks.
- **Property Condition Documentation:** At the start and end of each tenancy, we undertake a complete inventory, documenting the property's condition (with agreed allowances for reasonable wear and tear), thus maintaining your property to a high standard.
- **Damage Responsibility:** Any damages caused by tenant negligence will be the responsibility of DLG.
- **Capital Allowance Claims:** You can potentially claim back 30% of the purchase price and 75% of furnishings and works on your property. After signing, we will introduce you to a Capital Allowance expert.
- **No Extra Fees:** We are not an estate agent and we do not charge any extra fees for tenant finding to our landlords.
- **Quality Professional Tenants:** We have a large register of quality professional tenants, ready to take occupation subject to being fully vetted.

## Contact Us!

Would you like to discuss your particular circumstances and how we can potentially make our service work for you? You are under no obligation; it is merely an initial conversation to explore if it is suitable for you.

**Email:** [info@designedlivinggroup.com](mailto:info@designedlivinggroup.com)

**Phone:** +44 (0) 7730 283587

**Website:** [www.designedlivinggroup.com](http://www.designedlivinggroup.com)



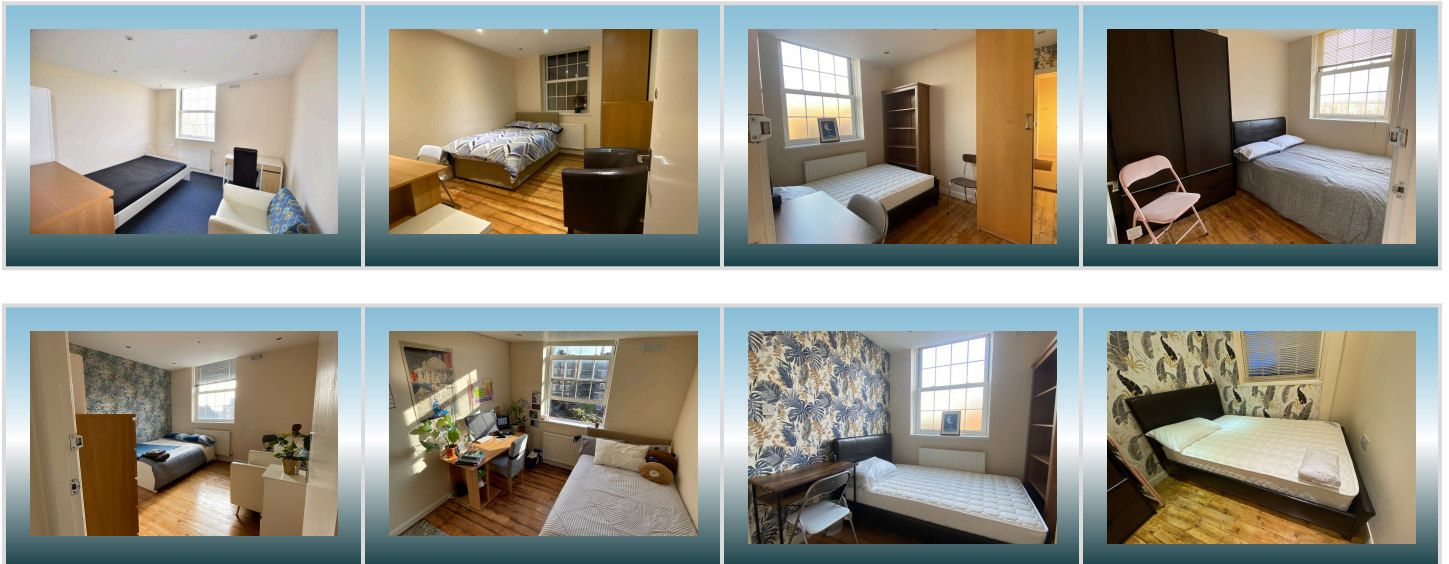
## WHITE CITY



OUR FIRST RENT TO RENT HMO

White City property holds a special place in our journey as it was our first rent-to-rent HMO when we started our business. The property was generally in good condition and required only a bit of decoration to bring it up to our high standards.

- **Feature Wallpaper:** Added to all bedrooms and the living area, enhancing the aesthetic appeal.
- **New Mattresses:** All mattresses were replaced to ensure maximum comfort
- **Modern Fire Doors:** All doors were replaced with modern, fully compliant fire doors for enhanced safety.
- **HMO Licence Preparation:** We prepared everything required for the HMO application, ensuring all regulations were met. The application was successfully approved, granting the property full HMO status.



The transformation of White City property into a modern, compliant HMO not only enhanced its aesthetic appeal but also ensured a healthy and safe living environment for tenants. This successful renovation set the foundation for our business, demonstrating our dedication to quality and attention to detail in property management. This 5 bedroom property now stands as a testament to our commitment to providing superior rental properties that meet and exceed market demands.

## ROEHAMPTON

The Laverstoke Gardens project showcases our ability to enhance property value through strategic renovations and effective space utilization. By modernizing outdated elements and ensuring compliance with safety standards, we have created a desirable living environment that meets the needs of both tenants and landlords.

### Bathroom Modernization:

- **Wall Panels Installation:** We installed sleek wall panels over existing tiles in the upstairs bathroom, including the ceiling, to give it a clean, modern look.
- **Functional Enhancement:** The fresh panels provided a durable and easy-to-clean surface, enhancing the bathroom's appeal and functionality.

### Maximizing Downstairs Space:

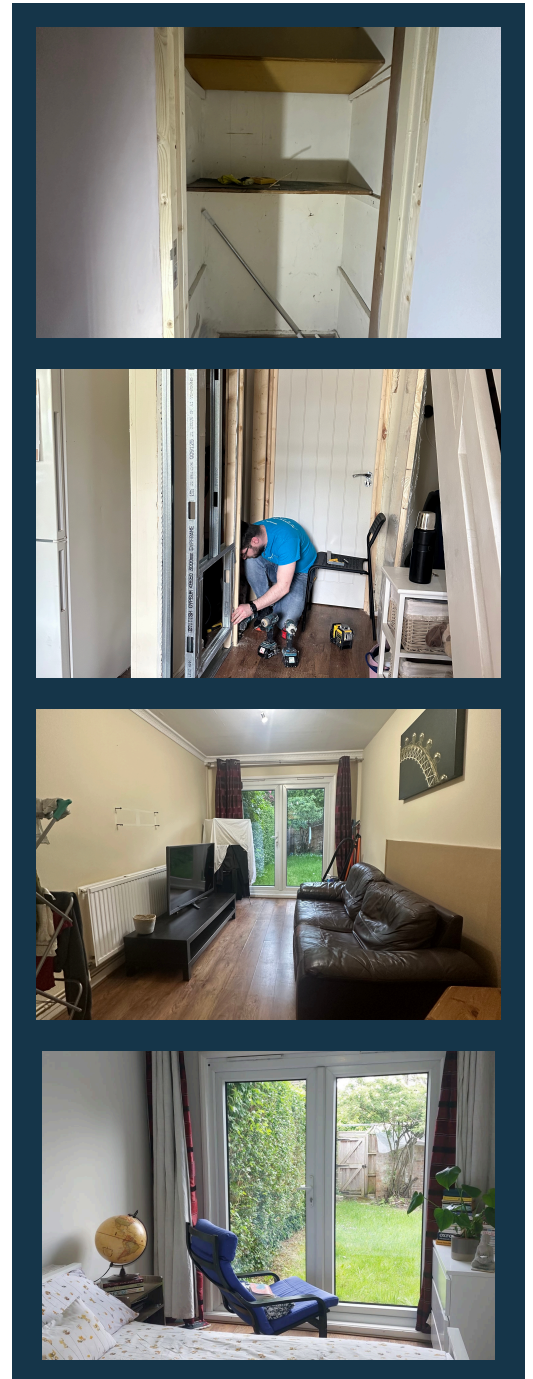
- **New Shower Installation:** We installed a shower in the downstairs cupboard, transforming it into a functional and convenient space for tenants.

### Safety Upgrades:

- **Fire Doors Installation:** All doors were replaced with modern, fully compliant fire doors, enhancing the safety of the property.

### Space Reconfiguration:

- **Lounge Conversion:** A new door was added to separate the existing lounge area, converting it into an additional bedroom, thus maximizing rental income.



Laverstoke Gardens was a charming property but needed modernization and functional upgrades to meet current rental market demands. The goal was to enhance the aesthetic appeal and convert the space to better serve as an HMO. Through our meticulous renovation process, we successfully modernized the property, increased its rental income potential, and ensured it met all regulatory requirements. The result is a highly attractive and functional living space that continues to provide significant returns for the landlord. This project exemplifies our commitment to quality and efficiency in property management and renovation.

**Contact Us!**

**DESIGNED LIVING GROUP LTD**