



LONDON CENTRAL PORTFOLIO
REAL ESTATE INVESTMENT ADVISORY

Our Letting and Property Management Service

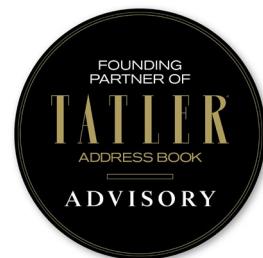


INTRODUCTION TO LCP

London Central Portfolio (LCP) has been helping investors and landlords let and manage their prime London properties for over 30 years.

Our dedicated lettings and property management team secures reliable tenants at the highest possible rents and ensures tenancies run smoothly for a stress-free, hands-off investment that maximises returns. Our team manages every stage of the process from conducting viewings and stringently referencing all prospective tenants to ensuring prompt payment of rent, efficient property maintenance and compliance.

LCP provides the ultimate convenience of a single point of contact leading and supporting all aspects of the tenancy.



A modern, bright living and dining area. The room features large, black-framed, multi-paned windows that offer a view of a brick building. The dining area is set with a glass-topped table and white chairs, with a large, rectangular, industrial-style pendant light hanging above it. The living area includes a dark blue sofa and a dark grey wall with a built-in shelving unit and a television. The floor is light wood, and the overall atmosphere is clean and contemporary.

Our experienced lettings and property management team apply a unique blend of art and science to achieve the most rewarding results for our clients.



Source:
*2011 Census
**LCP in-house data

LETTING & RENTAL MANAGEMENT

The Private Rental Sector (PRS) comprises 60%* of all privately owned residential units in prime London, attracting international tenants looking for small, stylish and high-quality apartments. LCP actively markets and manages each property in-house so our apartments let quickly and occupancy runs at close to 94%** under normal market conditions. We meet and reference all tenants and provide responsible, accountable property management, ideal for those wishing to delegate all day-to-day issues.

With strong international links, LCP has approximately US\$1bn of clients' assets under management.

As part of our fully inclusive service, LCP takes care of every finishing touch to attract high quality tenants looking for turnkey properties.



52%

of LCP's tenants are under the age of 30

36%

of LCP's tenants work in the financial and banking industry

45%

of LCP's tenant base are from the EU

Source: LCP's current portfolio

COMPLIANCE & LEGISLATION

For landlords and fiduciaries looking to delegate all day-to-day issues for a professionally managed investment, LCP can help.

Our services include:

- A dedicated Property Manager
- Arranging repairs and maintenance
- Regular property inspections
- Keyholding service
- Compliance and legislation advice
- Referencing all tenants and occupiers
- Drawing up tenancy agreements
- Collecting deposits
- Arranging a pre-tenancy clean and inventory checks
- Collecting rent
- Handling all legal requirements for the PRS
- Client accounting
- Property staging



PROJECT MANAGEMENT

Whether you are looking for a repaint, update of fixtures or a full property renovation, LCP can assist.

Our experienced in-house projects team can provide creative design layouts, detailed specifications, fixed price quotes and bespoke furniture schemes to compliment the property, delivering projects on time and most importantly to budget. LCP keeps a keen eye on costs to maximise rental returns and capital uplift, a crucial part of the investment strategy.

LCP can advise on what will help your property stand out in a crowded market place, attracting high quality tenants seeking the London lifestyle.





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GET IN TOUCH

To discuss how LCP can help, please call Andrew Weir on 020 7723 1733 or
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