



Image: Exterior of Howard Building, Chelsea Bridge Wharf

Garton Jones
REAL ESTATE

On site real estate broker

CHELSEA BRIDGE WHARF

GARTON JONES REAL ESTATE IS LONDON'S MOST GLAMOROUS AND DYNAMIC ON SITE AGENT. OUR OFFICE AT ROYAL ARSENAL IS DEDICATED TO SELLING, LETTING AND MANAGING PROPERTIES ON THE DEVELOPMENT.

Owned and run by Miranda & Charlie Garton-Jones we have been providing a boutique service to our clients from all over the world to help with their apartments across London since 2003. We will help you maximise the value of your investment.

OUR SALES SERVICE:

With our direct contacts with international and domestic investors and end users we will market your property to the most valuable sector of the market ensuring you get the best possible price for your property. Our service is professional and smooth but yet we have never lost the personal, boutique approach.

We believe that presentation is of great importance and to that end we always strive to show every property to its best and maximise its sales potential with professional photographs, floor plans and detailed product knowledge.

Our site based approach means that we can give buyers the best and most compelling reasons for their purchase and with our network of offices in Central London we can also ensure a wide potential audience for your property.

Do call or email Chris Garston or Charlie Garton-Jones today (contact details overleaf) to arrange a free valuation of your property.

SERVICES INCLUDED	FULLY MANAGED	LET ONLY
Create professional photos and floor plan for your apartment	✓	✓
Produce a marketing brochure	✓	✓
Market your apartment through our unique contact base as well as internet platforms	✓	✓
Conduct fully accompanied viewings	✓	✓
Solicit good quality offers from excellent potential tenants	✓	✓
Fully reference tenants including international credit and passport checks	✓	✓
Produce and execute the legal tenancy documentation	✓	✓
Organise an inventory if required (extra cost)	✓	✓
Move the tenant into their new home	✓	✓
Collect the rent and transfer to any account in the world	✓	
Carry out inspections of the apartment to make sure it is well maintained	✓	
Ensuring prompt payment of Service Charges & Ground Rent	✓	
Transfer of utilities into tenant's name at the beginning of each tenancy	✓	
Manage any works that need to be carried out after getting competitive quotes	✓	
Check the condition at the end of the tenancy and arrange deposit reductions if required	✓	
Key holding service in our secure cupboards	✓	
Accurate rental and sales valuations as required	✓	
Drawing up of legal renewal documentation and execution of same	✓	
Para Legal advice on matters of law relating to Housing Acts and overseas tax advice	✓	

OUR LETTINGS AND MANAGEMENT SERVICE:

We have two services. A "Let Only" service and a "Full Let & Management Service".

We pride our self at marketing properties to the best "blue chip" tenants in London. In recent months we have leased apartments to the following organisations and their staff, Google, Goldman Sachs, Microsoft, Shell, JP Morgan, Credit Suisse, the German Embassy, the UK Government to name just a few.

We always get the best possible prices and terms for the apartments of our clients. Our paralegal team will ensure that all documents are legally correct leaving no room for unpleasant surprises or tenants gaining unwanted rights.

We promise that our management fee is a very "all inclusive" fee. The only extra charges are for work that has to be done by outside contractors because they require technical expertise.

Wherever you are we are here to ensure small problems such a leaky pipe doesn't turn into a costly disaster.

Our management service is not simply a reactive repair service, we are highly experienced in prompt rent collection, tax advice for overseas landlords as well as establishing and maintaining proactive relationships with our tenants.



CHRIS GARSTON

Sales and Lettings Manager
Email: Chris@gartonjones.co.uk
Tel: +44 (0) 7921 386 009"

CHARLIE GARTON-JONES

Managing Director
Email: Charlie@gartonjones.co.uk
Tel: +44 (0) 79 7799 1186

Garton Jones Real Estate

Garton Jones, 3 Oswald Building, 374 Queenstown Road, Chelsea Bridge Wharf, SW8 4NU

Tel: +44 (0) 207 622 8800

WWW.GARTONJONES.CO.UK

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