



Sales | Lettings | Guaranteed Rent

Head Office

789 Commercial Road
Saint Anne Street
Limehouse, London
E14 7HG
Tel: 020 7538 8887

Company No. 6459627

Registered in England & Wales
enquires@metropolitanandcrown.com
metropolitanandcrown.com

Branch Office

Unit 60a Market Square
Poplar
London
E14 6BU

See all our properties on :





Experience

Established since 2007, Metropolitan and Crown Estate Agent Ltd has made a name for themselves covering all of the East London area (and now the entire M25 Radius) having acquired a great deal of knowledge in residential sales, lettings, property management and evictions.

We are an official supplier and leasing agent for:



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Also acquiring properties in:



Havering
LONDON BOROUGH



A Trusted Agent For Your Property

Service

Metropolitan and Crown Estate Agent Ltd is a multifaceted Estate Agent and Property Management company providing quality services for both landlords and tenants. We are one of the few agents that work in partnership with councils of London boroughs providing temporary accommodation to those seeking residence through the council, offering a guaranteed rent scheme. On the other hand, we also offer landlords a private rental option, and high spec apartments and houses to professional working tenants.

Metropolitan and Crown Estate Agent Ltd offers landlords an effective evictions service that allows for an accelerated and smooth transition for them, and the well being of their property.

We strive to work with:

Honesty • Integrity • Passion and Professionalism



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Why instruct Metropolitan and Crown
96.7% of the time we achieve the asking price
24 Hour dedicated phone line
1000's of clients on our data-base
Combined experience of 10years of sales
Our efficiency and approach
We complete many sales valuations (we take in to account all additional features your property may have, whether it is surrounded by recreational areas, transport links, schools etc.)
Longer opening hours
In-house Professional photographers

What this means to you
Make the profit you expect
No single interest is dismissed
We believe in being pro-active and not reactive-we are always working in your interest
You can feel confident that the experts are in your corner
Detaching you from the stress of a sale will ensure you have peace of mind
Accuracy when it comes to achieving the intrinsic value of your property
Out-of-work-hours viewings and consultations
New innovative ways to market your property with quality photos / videos.

Valuation

Our years of experience in property management, along with working with the council and local authorities, gives us an informed understanding of today's market, as well as an awareness of how future developments could affect the situation. We seek to provide you with the most profitable outcome for your property through our continuous local research.

Advice

A smooth and successful sale depends on far more than accurate pricing. We can advise you on the best way to present your property and the right time to put it on the market. We can also inform you on how to comply with any relevant HIPS or other legislation - ensuring you avoid any potential problems further down the line.

Marketing

This is the key to a successful sale. It is not surprising that technology plays a great part in implementing our marketing strategy. We use our current website and the major property web portals to extensively market all properties. Clients are kept in touch via emails, informing them of all new property opportunities. We also advertise widely through other media facets.

Response

Maintaining our constantly updated and monitored database, combined with the latest technology, brings your property to the attention of the maximum number of potential purchasers in the shortest time. The result; an extremely rapid response from the market.

Communication

Before any decisions are made final, all viewings will be agreed with you. Potential purchasers will always be accompanied by our experienced and friendly sales staff. We will inform you immediately of any offers, or legal or transactional developments, and provide you with weekly progress reports. Once an agreement is reached, we will act as the central liaison between you, your solicitor, the purchaser and their solicitor. Our negotiators will liaise with all four parties to settle any problems that arise, ensuring the sale progresses smoothly to a specified timetable.

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Protecting your investment

Service

Regardless of your property size or portfolio, Metropolitan and Crown Estate Agent Ltd will tailor our service to your needs. We aim to make your experience with us easy and simple, allowing you to focus on what truly matters; you and your family's well being.

Let us handle the administration, letting and management of your property, while you benefit from our service.

Experience

Since 2007, we have evolved out of necessity to provide an efficient and quality service, including our own in-house maintenance team.

Advice

From the moment that you approach us about your property, you will feel the benefits of enquiring about our service. We seek to give helpful and honest advice, ranging from the ideal tenant to the marketing of your property.

Quality

Providing a quality and entrusted service that you can count on is paramount to our business ethos. This is extended into our relationship that we form with our clients.

Successful Letting

- All viewings are agreed by prior arrangement with you and conducted by our letting staff.
- Developments and offers are relayed immediately and backed up with weekly reports.
- On receiving an acceptable offer, all tenants are vetted and credit checked by our credit referencing team.
- Tenancy terms are agreed and the appropriate legal documentation is drawn up and signed.
- We will arrange for rent to be paid directly into your account by standing order.
- After liaising with you, we arrange for the appropriate deposit holding option.
- On commencement of the tenancy, we will have an inventory prepared and checked by an independent company.
- We will inform all utility companies of the new tenancy.
- Tenancy information is entered into our property management system. This allows for effective contact and communication for all parties to ensure the best possible outcome of any future decisions in regards to your property.



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Property Management

providing peace of mind

It's all about getting the most out of your property.
Relax. leave the rest to us.



Many people do not have the resources, inclination or time to deal with the day-to-day running of a tenanted property, and prefer to have it managed professionally.

Tenants also appreciate the benefits of a managed tenancy, as it ensures that their accommodation's needs are met.

Our property management team is there to ensure that your tenancy is conducted smoothly and without hassle. With several properties to manage, our team has a wealth of experience through continuously updated in-house and external training, ensuring we are fully versed in the latest procedures and legislation.

Over the years, we have developed and established great working relationships with a wide variety of trades: cleaners, plumbers, electricians, painters, designers, decorators and handymen. All have been vetted to ensure that they are fully qualified and insured. As we use them regularly, you can benefit from a reasonable and reliable service. We have established great working relationships with councils in various London boroughs looking for temporary accommodation for people needing a place to live.

Management Services

Rent Collection

We collect all rental monies and forward them direct to your bank, sending you a monthly statement of account. We will pursue any rent arrears, and if necessary, advise and assist with legal proceedings.

Property Preparation

In preparation, we organise a professional cleaning service, and ensure that the correct number of keys are cut for the property. If the property is in need of refurbishment or redecoration, we will offer advice for an effective solution, and our specialist trades people will help to complete the job.

Maintenance

We will act as the contact point for our tenants, dealing with any internal property queries involving minor repairs with our very own in-house maintenance team. Should there be a more complex maintenance issue, we will first liaise with you and then pursue the agreed solution. To ensure a high standard of service, we provide a 24 hour emergency line.

Utilities

We will contact the relevant authorities for gas, water, electricity and council tax to ensure that all accounts are transferred, and arrange for the settlement of any final bills.

Running Costs

On your instruction, we will arrange to receive and settle all service charges, ground rent and similar bills. Whether you are considering the private rental market, or the guaranteed rent scheme, we can accommodate to your needs.

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RATES FOR SERVICES

Introduction

At Metropolitan and Crown Estate Agent Ltd, we provide an introduction service, providing the link between the tenants and the landlords. We will collect one month rent and one month deposit for landlords. This service will include referencing, credit search and exposure to all of our property portals.

This service is offered at a rate of 8%.

Rent Collection

Rent collection can become a headache if it is not properly managed. This is for landlords who want to manage the property and collect the rent, Metropolitan & Crown will introduce the tenant and advise on any legal requirements. This service includes:

- Marketing the property
- Accompanied viewing with prospective tenants
- Negotiating rent / requirements between tenant and landlord.
- Taking holding deposits from prospective tenants
- Referencing tenants and guarantors through Homelet
- Ensuring the property meets current safety legislation
- Ensure that an inventory has been carried out at the property
- Preparing the AST & section 21
- Take the 1st months rent in advance prior to the agreement being signed
- Take 6 weeks rents as a security deposit prior to the agreement being signed
- Ensure that the AST & section 21 is signed correctly and the pass the inventory to the tenant.
- Pay the landlord the rent in advance
- Place the deposit in the DPS account
- Provide a statement to the landlord

This service is offered at a rate of 10%.

Full Management

We also provide a service for landlords that offers full property management to a very high standard, allowing our clients to feel comfortable with their choice of management for their property. This service includes the Introduction process and all the items listed on the Rent Collection service, along with:

- Arrange a tenant check in
- Arrange a tenant check out
- Arrange an inventory
- Notify the utilities companies / council tax of new tenants details
- Deal with day to day maintenance issues
- Carry out emergency repairs to the property on the landlords behalf
- Act as a point of contact to the tenant dealing with queries and problems
- Carry out inspections during the tenancy
- Arrange renewals of tenancy agreements
- Acting as the point of contact to when vacant procession is required

This service is offered at a rate of 12%.



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OUR GUARANTEED RENT OPTION - Property Let the Same Day! 52 Weeks of the Year

Metropolitan and Crown Estate Agent Ltd can offer you an unparalleled service when it comes to complete property management.

We can offer you a variety of short/long term schemes (of up to 5 years) with guaranteed rent. Here are the reasons why you should choose us:

- Complete property management
- Market competitive rents achieved
- Rent is guaranteed, and paid even if your property is empty
- Regular property inspections
- Free gas and electrical inspections
- Property is returned to you in the same condition it was provided

What are the benefits of choosing us?

With Metropolitan and Crown Estate Agent Ltd, virtually all the hassle and risk of residential property letting is removed.

- No void periods
- No commission
- No fees
- Metropolitan and Crown Estate Agent Ltd deals with all lettings regulations
- Regular income you can rely on

How does this work?

We offer our clients a fixed, guaranteed rent for their residential properties. Metropolitan and Crown becomes your tenant for a fixed term, usually 2 years or longer. Your rent is paid to you whether the property is vacant or occupied. During this time we will sublet the property, often to local Authority or professionals, and will treat the property 'as our own'. This means that the landlord can truly cease worrying about the property for the entire term of the agreement.

What's the catch?

There is no catch! We are seasoned property professionals with our own portfolio of rental properties throughout London's M25 radius, giving you the opportunity to have your property maintained under our specialised management company.

Who is the tenant?

Metropolitan and Crown Estate Agent Ltd will become your tenant. We will be responsible for all of the contractual responsibilities, not just the payment of the rent. (For example) Should the person residing in the property refuse to vacate the property at the end of their contract or break the terms of the contract agreement, causing the need for legal action, all costs involved in pursuing any action will be met by us.

What is the guarantee?

Metropolitan and Crown Estate Agent Ltd will be your tenant. Therefore, you have the benefit of having a trusted and reliable, respected local company to deal with, one who is 100% responsible for your property.

What sort of rent do we offer?

We look at the market rate for your property and then deduct our margin. We can often see an angle on your property, which can increase the rent, allowing us to offer you a competitive figure.

Are there any requirements?

We insist that there is a working TV point, valid electrical safety certificate, valid gas safety certificate, and if appropriate, a current energy performance certificate. Don't worry if you don't have these, we can sort these out at no extra cost for the certificates.

How quickly can this start?

We can often start our agreement within days of the first contact. The payments are made in arrears and per calendar month.

What areas do you cover?

We predominantly cover Tower Hamlets and East London including: E1, E2, E3, E10, E11, E14, E15, E17, N17, Poplar, Docklands, Island Gardens, Mile End, Bow, Stepney, Aldgate, Shoreditch, Hackney, Wapping, Limehouse, Bromley-by-Bow, Stratford, Canning Town, Leyton, Walthamstow, Tottenham, Redbridge, Havering, Newham and more... We cover the entire M25 radius of London.

See all our properties on :



WHY METROPOLITAN AND CROWN

Service

At Metropolitan and Crown Estate Agent Ltd, we look to provide a very high standard of service that allows our clients to feel comfortable with their choice of management for their property.

Focus

Our staff know that in order to be successful with our clients, it is important to focus on them, and ensure that they are receiving the best possible service from our company.

Communication

One of the most important attributes of a successful company is effective communication amongst the staff, and between the company and its clients.

Knowledge

We can assure our clients that our property liaisons are skilled and proficient in their area of expertise, ensuring the most informed and professional advice possible is provided.

Work Environment

The atmosphere of our welcoming office, from the staff to the layout and design, offers a comfortable environment for our visitors, clients and staff.

Added Value

We are always looking at the best interests of our clients, as we seek opportunities that can add value to them. This may be either through tailoring our services to your requirements, or through constructive advice on your property.

Presentation

Presentation is important in any sales environment. At Metropolitan and Crown Estate Agent Ltd, we ensure that your property is presented in a good light, with quality photography and appropriate support material. The same quality is presented in our staff, vehicles and our offices.

Training

Whether involved with management, sales or lettings, all staff receive training so that any advice offered is current and accurate.



See all our properties on :

