

S. 166 Commonhold and Leasehold Reform Act 2002
NOTICE TO LONG LEASEHOLDERS OF RENT DUE

To: Ms L Fabris
Flat 21 One Warrington Gardens London W9 2QB (**Note 1**)

This notice is given in respect of: Flat 21 One Warrington Gardens London W9 2QB

It requires you to pay rent of £50.00 on 1 Jul 2022 (**Note 2**)

This rent is payable in respect of the period: 1 Jul 2022 - 31 Dec 2022

Payment should be made to: One Warrington Gardens
9 Spring Street, London, W2 3RA

This notice is given by: One Warrington Gardens Management Company Limited
9 Spring Street, London, W2 3RA

NOTES FOR LEASEHOLDERS

Read this notice carefully. It sets out the amount of rent due from you and the date by which you must pay it. You are advised to seek help immediately, if you cannot pay, or dispute the amount. Those who can help you include the Citizens Advice Bureau, a housing advice centre, a law centre or solicitor. Show this notice and a copy of your lease to whoever helps you.

The landlord may be able to claim additional sums from you if you do not pay by the date specified in this notice. You may have the right to challenge the reasonableness of any sums at a Leasehold Valuation Tribunal.

Section 167 of the Commonhold and Leasehold Reform Act 2002 and regulations made under it prevent your landlord from forfeiting your lease for non-payment of rent, service charges or administration charges (or a combination of them) if the amount owed is £350 or less, or none of the unpaid amount has been outstanding for more than 3 years.

NOTES FOR LANDLORDS

1. If you send this notice by post, address it to the leaseholder at the dwelling in respect of which the payment is due, unless he has notified you in writing of a different address in England or Wales at which he wishes to be given notices under section 166 of the Commonhold and Leasehold Reform Act 2002.
2. This date must not be *either* less than 30 days or more than 60 days after the day on which this notice is given *or* before that on which the leaseholder would have been liable to make the payment in accordance with the lease.
3. Include this statement only if the date for the payment is not the same as the date determined in accordance with the lease.

PAYMENT MAY BE MADE DIRECT TO THE FOLLOWING ACCOUNT:

Payee One Warrington Gardens Management Company Limited | **Payment Reference:** Flat 21-GR

Sort Code 20-03-79 | **Account Number** 53138151

✂

Remittance Slip

One Warrington Gardens Management Company Limited
Westbourne Management
9 Spring Street
London
W2 3RA

Payment Reference: Flat 21-GR
Overdue: £50.00
Now Due: **£100.00**
Please make your cheque payable to:
One Warrington Gardens