

WELCOME TO ONE WARRINGTON GARDENS

Here is some useful
information about the
building to ensure that
you and your neighbours
enjoy living at
One Warrington Gardens



Property Managing Agent

Westbourne Management
9 Spring Street
London
W2 3RA
020 3987 5050
info@wb19.co.uk

PORTERS

Morning Porter:

Monday-Friday 8:00am to 1:00pm
07752 106 984

Afternoon Porter: Aziz Benrais

Monday-Friday 1:00pm to 8:00pm
& Saturday 7:30am to 12:30pm
07752 106 984

DELIVERIES

The post is delivered by the local postman to the front desk daily and placed in mailboxes by the porter. Deliveries, including parcels, can be received by the porter and collected by prior arrangement.

UNDERGROUND CAR PARK

The car park has 39 spaces, each of which is privately owned. Residents are not permitted to park anywhere other than their designated space. Visitor parking can be arranged by mutual agreement between owners. Importantly, the sub-letting of spaces is not permitted, for security reasons.

LIFTS

No more than 4 people and no items of large furniture are to be transported in the lifts. If the lift breaks down through negligence, the call-out fee for repair will be recovered from whoever caused the problem.

KEYS

Key fobs for the main entrance cannot be copied. Additional fobs can be obtained through the management agent for which there is a charge. All

residents should leave a set of their flat keys with the porters for emergency use. These are kept in a safe. If keys are not deposited and emergency access is required, the resident will be charged for a locksmith to gain entry.

RUBBISH

Household waste is collected from outside each flat by the porter on a daily basis except Sundays. Recycling is collected on Monday and Friday. Please use the appropriate sacks for household and recycling refuse.

The bags should be left out between the 10:00 pm and 8:00am. Larger items for disposal can be arranged via the Porters, who can where necessary book a contractor on your behalf.

Please note: Refuse sacks must not be left anywhere else at any time – especially on the fire escape staircases where they are a hazard.

COMMUNAL AREAS

Due to fire and safety regulations, nothing should be left in the communal hallways. This includes shoes and pushchairs. Please take care not to litter the entrance hall, landings and staircase.

TV

There is a communal TV aerial on the roof connected to each flat with cables that convey a Virgin signal- you can subscribe by contacting Virgin direct.

SUB-LETTING

Owners are reminded that Westbourne Block Management must be notified of the name and contact number of the resident at each change of tenancy. Short term /airBnb letting is not allowed

EMERGENCIES

During working hours, please contact the porters and advise of the problem. If out-of-hours please contact Westbourne (or refer to the list of emergency contractors numbers on the notice boards in the entrance hall). Please note that personal call outs are at residents expense.

REMOVALS

Please ensure that your removal firm do not damage any common parts. A photographic record of the condition of the common parts along the exit route should be taken before items are transported as the repair of any damages will be recovered.

COMMUNAL GARDEN

Use of the communal gardens is permitted subject to the rules displayed in the gardens. Please bear in mind that noise is audible within the building.

BUILDERS

Before any work commences it is essential to have consent from Westbourne Block Management. You will need to provide an outline of the intended work and details of contractors insurance. You are

responsible for cleaning up daily after the work. If works involve structural or layout changes a Licence will be required which is obtained from Westbourne Block Management.

The permitted hours for any building works are:

Monday-Friday 8.30am-5.30pm
No weekends.

Builders' rubbish must not be left in the communal areas or the garden and must be disposed daily.

NOISE

The building is not well soundproofed and residents should be mindful of TV volume, banging doors etc. Out of consideration to your neighbours, noisy equipment such as washing machines and dishwashers should only be used between 8am and 10.30pm (ensure they have finished their cycle by 10.30pm).

PETS

Pets are not allowed in common areas of the building or in the communal garden.