

THE LONDON PROPERTY COMPANY (TLPC)



London's Premier Bespoke Tailored Service for
Property Acquisition; Rental; Maintenance & Sales
for Private Clients



REAL-ESTATE INTELLIGENCE UNIT (PVT) LTD
NO 58, GPD BUILDING, DHARMAPALA MAWATHA ROAD, KOLLUPITIYA
Phone : 0117 444 737 Fax – 0117 444 778
ROSHAN MADAWELA – 0722741305
EMAIL – roshan@riunit.com

- **Property Search & Acquisition:**

The scarcity of property stock in London makes it challenging to find the best opportunities. The London Property Company (TLPC) has close working relationships with some of London's leading estate agents, service and industry contacts. These relationships help ensure that we hear about and access the best opportunities first. With our investor's objectives in mind, we then draw up a shortlist focusing on location, growth potential & financial merit.

We also provide in-depth financial analysis with every recommendation, enabling our investors to make informed decisions. This includes all costs, taxes & fees and accurate projections of achievable rents and investment returns on eventual sale. We negotiate hard on purchase prices and manage the entire buying process to completion.

Professional, on-going service is at the center of everything we do, offering our property investors in-depth guidance tailored to suit their individual investment needs. Before bringing a product to market, we diligently scrutinise each and every one of our developments to minimise the potential risks and continue to provide sound economic returns for our customers.

Something else we believe sets our commitment to Transparency and trust so we present the facts as they are and let our customers choose what is right for them.

- **Refurbishment & Design:**

Many of the properties that offer the best return potential require complete refurbishment to prepare them for an exacting tenant market and best possible market valuation for the eventual sale/disposal. TLPC provide detailed specifications, designs & fixed price quotes, delivering projects on-time & to budget. This makeover creates significant capital uplift and is a crucial part of the investment strategy.

- **Letting & Rental Management:**

TLPC proactively markets each property so our flats let quickly. We reference & meet all potential tenants & follow this up with responsible, accountable property management. Ideal for those wishing to delegate all the day-to-day running of their investment.



REAL-ESTATE INTELLIGENCE UNIT (PVT) LTD
NO 58, GPD BUILDING, DHARMAPALA MAWATHA ROAD, KOLLUPITIYA
Phone : 0117 444 737 Fax – 0117 444 778
ROSHAN MADAWELA – 0722741305
EMAIL – roshan@riunit.com

- **Sale and Asset Disposal:**

In the case of an investment property acquisition bought for the purpose of refurbishing and sale. We advise our investors on the optimal period to hold the asset so as to achieve the maximum return from both rental yield and the property value appreciation in order that the best possible return is achieved upon sale/disposal. We then use the top market estate agents able to realise the best market return.

- **Project Management & Design:**

Our project management team will then organise the design & refurbishment of your property, coordinating all the necessary professionals to translate your vision into the perfect home.

- **Aftercare & Maintenance**

TLPC's in-house management & maintenance services mean that we can go on looking after your property once you have actually moved in or rented the property out. Our aim is to provide our investors with peace of mind, especially if you are frequently away.

For more details contact

ROSHAN MADAWELA - +9472241305