

Stonebanks

Sales | Lettings | Commercial | Property Management



About Stonebanks

WHY CHOOSE STONEBANKS?

We pride ourselves on leveraging cutting-edge technology to deliver top-notch services to our clients. Our use of the alto system, one of the most advanced estate agency technologies available, ensures that we provide efficient and effective service.

In today’s competitive market, utilizing the best software and platforms is essential. Our systems enable us to maximize our time and results with state-of-the-art features including;

Stonebanks Services

We offer a wide range of services tailored to meet your unique needs, including:

- Sales
- Lettings
- Mortgages
- Company Lets
- Property Management
- Executive Relocation
- Commercial Lettings
- Serviced Accommodation
- Stonebanks Property Auctions

Smart Technology for Seamless Management

Stonebanks leverages advanced estate agency technologies like alto and PropertyFile to streamline operations and enhance service delivery. tenancy-related information.

These platforms enable our landlords and tenants to easily track payments, manage statements, report maintenance issues, and informed about the keys.



Tailored Solutions for Landlords PRIVATE LANDLORDS

Secure Tenants with Confidence

Working in partnership with London Councils, we offer a unique option for landlords to secure tenants for their homes. Our service guarantees market rates without typical agency fees.

- ✓ **Viewing**
We arrange and conduct all viewings
- ✓ **Compliance Assistance**
Free property health check to ensure compliance
- ✓ **Problem Resolution**
We assist in resolving any issues during the tenancy
- ✓ **Rent Guaranteed**
Ensuring consistent rental income

Agencies and Corporate Companies

Efficient Property Management for your Business

We manage a large number of properties at a time, offering significant benefits for your business and clients. Our services include:

- ✓ **Reputable Service**
Partnered with housing associations and companies specializing in care homes and supportive housing.
- ✓ **Stress-Free Solution**
Guaranteed rent and property returned in original condition or better at the end of the tenancy.
- ✓ **Cash Incentives**
Available for estate agencies and corporate companies.

Simplified Account Management for Landlords & Tenants

Manage Your Properties with Ease

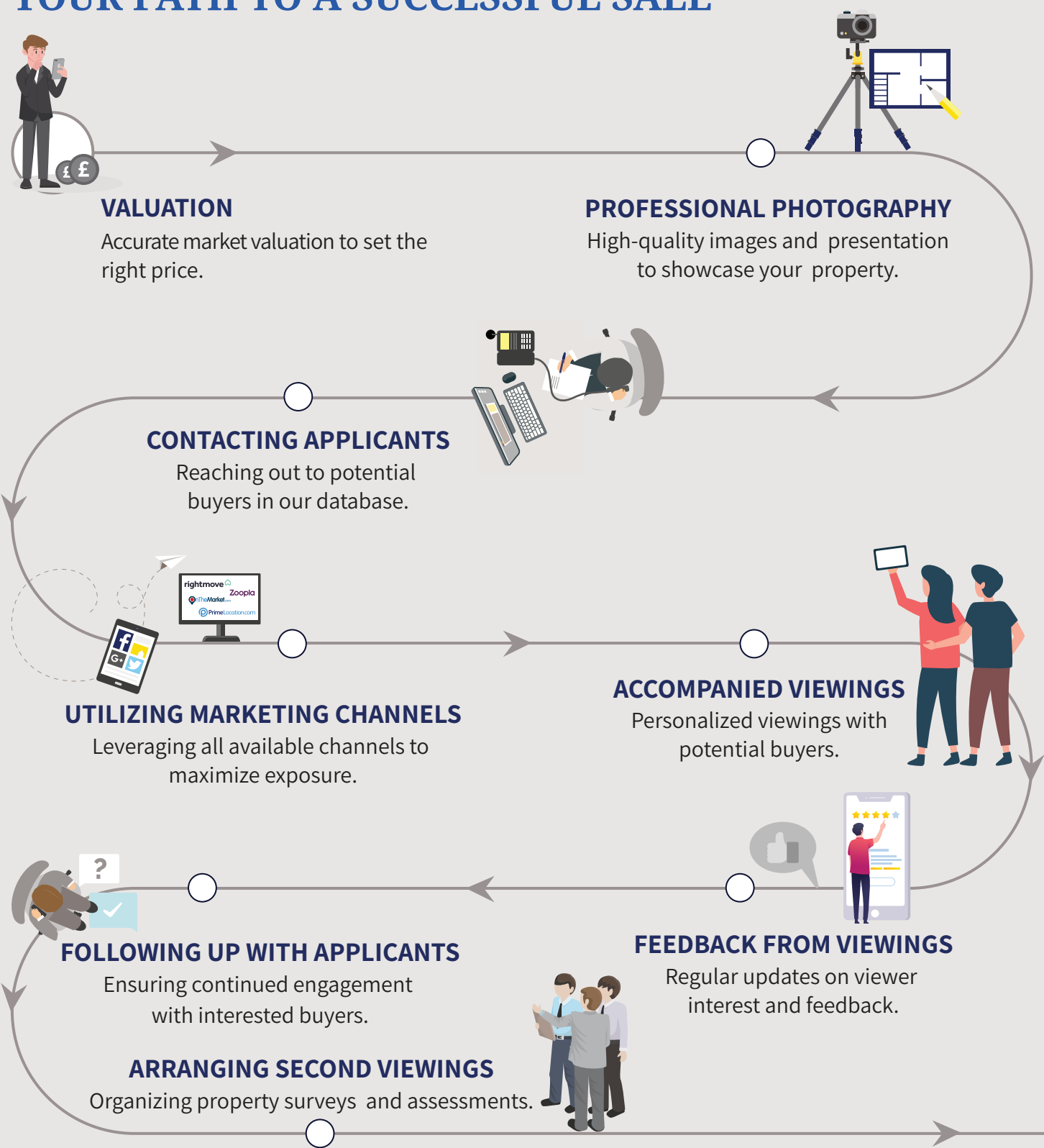
- ✓ **For Landlords**
Managing your account has never been easier with PropertyFile, allowing you to track payments, monitor statements and invoices, follow the progress of maintenance jobs, and access key tenancy-related information for your properties.
- ✓ **For Tenants**
Stay informed and up to date with PropertyFile, which includes an easy-to-use reporting tool for maintenance issues and tracking their progress.

Rent Guaranteed insurance

- ✓ **Property Redress Scheme**
We are members of the Property Redress Scheme.
- ✓ **Rent Arrears Coverage**
Up to **£2,500** per month, even if the monthly rent is higher.
- ✓ **Major Portals Advertising**
Advertise on all major property portals.
- ✓ **Insurance Coverage**
Up to 12 months rent and **£100,000** in legal fees, payable monthly or annually.

Step by Step

YOUR PATH TO A SUCCESSFUL SALE



Discover the Stonebanks Advantage in Property Auctions

At Stonebanks, we offer a streamlined, transparent, and efficient property auction experience tailored to meet your needs. Whether you're a seasoned investor or a first-time buyer, our auction platform provides unparalleled benefits:

QUICK & EASY BIDDING
Bid from anywhere-in person, over the phone, by proxy, or online. Our user-friendly process ensures confident and effortless bidding.

WIDE RANGE OF PROPERTIES
Access a diverse selection of realistically priced properties accross various regions, many with no onward chain for swift transactions.

SECURE TRANSACTIONS
Enjoy transparent and secure auctions. Once the hammer falls, sales are agreed upon, and deposits and documents are exchanged immediately.

Commercial Property Management

EXPERT COMMERCIAL PROPERTY MANAGEMENT
ACROSS LONDON

Stonebanks are seasoned commercial letting agents operating throughout London.

We represent a diverse range of landlords with commercial properties to let, including private investors, local and regional businesses, larger property companies, and local authorities.

Additionally, we offer comprehensive property Management services, and our Landlord and Tenant team can provide expert advice on rent reviews, lease renewals, and dilapidations.

Coverage Across All Sectors

Our unparalleled knowledge of the local market enables us to offer top-tier commercial letting services across all main sectors, including:

- High street shops and shopping centre units
- Supermarket and retail warehouses
- Multi-let and self-contained offices
- Industrial, warehouse, and distribution facilities

Strategic Approach to Maximize Results

Whether handling a single investment property or a multi-let building or estate, we implement the most effective strategy to achieve optimal results for our clients, leveraging our extensive resources.

Negotiating the Right Terms

To ensure prompt lettings, we always agree on comprehensive terms and verify tenant status before instructing solicitors, saving our clients both time and money.

How we market your property

CUTTING-EDGE MARKETING STRATEGIES TO
SHOWCASE YOUR PROPERTY

We understand that visibility is key to attracting the right buyers or tenants for your property.

That is why we utilize premium listings, placing your property at the top of search results and ensuring it stands out prominently. This strategy significantly increases clicks and inquiries.

To reach the widest possible audience, we list your property on leading portals like Rightmove, Zoopla, OnTheNtarket, PrimeLocation, and Nethouseprices. Leveraging the vast user bases and high traffic of these platforms your property's exposure, quickly capturing the attention of potential buyers and tenants.

ZOOPLA

rightmove

OnTheMarket.com

PrimeLocation

NETHOUSEPRICES

Personalized Valuation Area

At the bottom of this page, we provide a dedicated area where our valuer can write personalized information, including:

Client Name	Estate Agent Name	Additional Notes
<input type="text"/>	<input type="text"/>	
Property address		
<input type="text"/>		
Suggested Market Price	Our Fee	
<input type="text"/>	<input type="text"/>	



Lettings Packages

OUR LETTINGS SERVICE

We know how stressful letting your property can be and we are here to help your letting experience run smoothly



Let Only

Our Let Only service is designed to find you a fantastic tenant quickly and efficiently.

The service ensures a high-quality tenant for your rental property, with a **minimum fee of £500** inc Vat per annum.

We require a one-week holding deposit to secure the property. As members of the **PRS** (property redress Scheme) and **CMP** (Client Money Protection), we adhere to the highest standards in the industry.

Service Includes

- Market appraisal & reference checking
- Free professional photography and marketing on Zoopla, Rightmove (additional cost), PrimeLocation, SpareRoom, Gumtree, etc.
- Accompanied viewings with regular feedback
- Tenancy agreement preparation
- Collection and registration of tenants' deposits
- Annual rent statement

Rent Collection

Our Rent Collection service not only finds you a great tenant but also manages all financial aspects of the tenancy, enhancing your cash flow and peace of mind.

Fees are deducted from the rent collected, allowing you to focus on other priorities without worrying about financial management.

Service Includes All Let Only services, plus:

- Collection of rent on the due date
- Free inventory
- Monthly and annual rent statements
- Management of property utilities
- Registering tenants' deposits with DPS or mydeposits.co.uk
- Management of rent arrears
- Serving statutory legal notices if necessary

Full Management

Our Full Management service offers a comprehensive solution, taking care of every aspect of the tenancy so you can focus on your busy life while we manage your property.

This service ensures maximum exposure and the optimum rental price for your investment property.

Service Includes Rent Collection services, plus:

- Regular property inspections
- Arrangement of necessary safety certificates
- Free check-in and check-out inventory
- Coordination of maintenance & repairs (subject to approval)
- Serving statutory legal notices
- Reviewing rents and renewing tenancy agreements
- Management of tenants' deposit release



