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Chase
Evans
Sales • Lettings • Investments

Chase Evans

“ Chase Evans has provided serviced accommodation for our overseas staff for more than three years. We have been very pleased with the standard of accommodation, the ease of administration and the cost savings over alternatives. ”



The world's local bank

“ We have been totally satisfied with the service provided by Chase Evans which we feel demonstrates a complete understanding of our requirements and expectations. ”



BALLYMORE

“ We have dealt with Chase Evans for a number of years and feel that their involvement with our clients, has made a significant contribution to our business. Our clients include Morgan Stanley, BP and JP Morgan Chase. ”



Providing a comprehensive service with attention to detail

Service

Chase Evans is a full service estate agency with its roots and reputation based in the dynamic environment of London's foremost business district. With four offices located in London and one in Central Hong Kong we offer outstanding coverage and service throughout Central London, the City, Docklands and beyond.

Chase Evans is also one of the few agents supplying serviced apartments for corporate clients. Working closely with a number of corporate HR departments, we provide an effective relocation package for UK and overseas employees and associates.

Experience

With more than thirty years' experience of providing advisory and consultancy services to property developers and investors in the London property market, we have built a wealth of knowledge in residential sales, lettings, property management and investment.

The Chase Evans teams of dedicated, experienced specialists handle all areas of property investment, development and management. Our professional sales people advise on individual or bulk purchase, and also combine with our letting and administration staff to ensure that investments are proactively managed to yield optimum returns.

Offering an all-in-one property investment solution has enabled us to consistently predict and out-perform the London property market as well as our clients' expectations. Consistent success and attention to detail has resulted in a diverse portfolio where we now manage well over 1,500 properties.

Technology

Using the latest technology we are able to communicate effectively with the maximum number of people wherever they are and whatever the time – essential in achieving the right result and the right price.

Our Commitment
Serviced Apartments
Property Management
Property Letting
Property Sales
Chase Evans

A professional approach



Valuation

Our years' of experience in property and working with developers give us an up-to-date picture of today's market, as well as an awareness of how future developments could affect the situation. Furthermore, continuous local research enables us to ensure the most profitable outcome for your property.

Advice

A smooth and successful sale depends on far more than accurate pricing. For example, our specialists can advise you on the best way to present your property and the right time to put it on the market. They can also inform you on how to comply with any relevant HIPS or other legislation – ensuring you avoid any potential problem area further down the line.

Marketing

This is the key to a successful sale, and in today's hi-tech world it is not surprising that technology plays a great part in implementing our marketing strategy. We use our own award-winning website and the major property web portals to extensively market all properties. Purchasers are kept in touch with emails and texts, informing them of all new properties. We also advertise widely in the local, national and specialist press.

Response

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

All viewings will be agreed with you, and 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 agreement has been reached, we will act as the central liaison between you, your solicitor, the purchaser and their solicitor. Our highly professional negotiators will work with all four parties to ensure that any problems are dealt with as they arise, and that the sale progresses smoothly to an approved timetable.

Our Commitment
Serviced Apartments
Property Management
Property Letting
Property Sales

Protecting your investment

Service

Whatever the size of your property or portfolio, Chase Evans will tailor our service to your needs. The objective is to make the whole procedure simpler and easier – by taking away all the time-consuming administration and work involved with the letting and management of your property.

Experience

Over the past twenty years the private property investment market has increased dramatically, with many seeing the buy-to-let market as their safest savings option. Property millionaires have been created, but without professional care and advice this is an area that can still spring nasty and expensive surprises. Our experience can help you avoid the pitfalls and realise the full potential of any opportunity that arises.

Advice

The benefits of our service start even before a viewing is arranged. On our initial visit we recommend the best way to present your property, as well as advising on the ideal tenant and how to attract the maximum rent. We then help you ensure that it complies with all relevant legislation and – an all-important element – work out the most effective marketing strategy.

Quality

Over the years we have developed close relations with local employers and relocation agents, resulting in a constant demand from major corporate tenants. Our website and extensive internet marketing are supplemented by local press advertising to achieve maximum exposure for your property – giving it the best chance of a profitable and speedy letting.

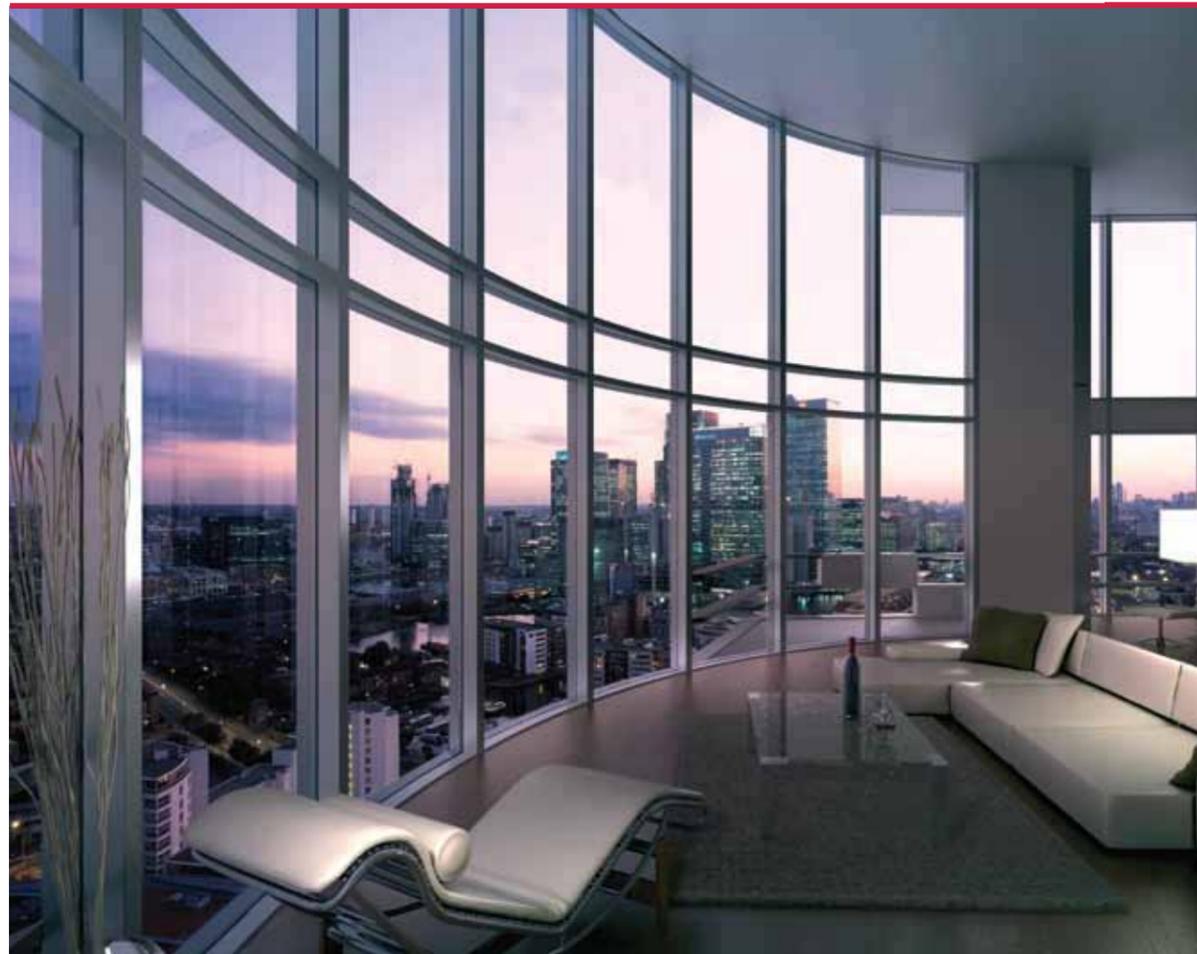


Anatomy of a successful letting

- ❑ All viewings are agreed by prior arrangement with you and conducted by our letting staff.
- ❑ Offers and developments are relayed immediately and backed up with weekly reports.
- ❑ On receiving an acceptable offer, all tenants are vetted and credit checked by an independent referencing agency.
- ❑ Tenancy terms are agreed and the appropriate legal documentation drawn up and signed.
- ❑ We will arrange for rent to be paid direct to 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 then entered on to our property management system. This allows us to contact you and the tenant in good time to negotiate the best possible renewal terms – or to return the property to the market promptly, thus minimising the period it is unoccupied.



Property management providing peace of mind



Many people do not have the time, inclination or resources to deal with the day-to-day running of a tenanted property and prefer to have it professionally managed – indeed 70% of our landlords take advantage of this service.

Tenants, too, appreciate the benefits of a managed tenancy. In fact, the vast majority of our corporate tenants, as well as a significant number of individual clients, will only rent professionally managed properties.

Our property management team is there to make sure that your tenancy is conducted smoothly and without hassle. With over fifteen hundred properties to manage they have a wealth of experience, continuously updated in-house and external training, ensuring they are fully versed in the latest procedures and legislation.

Over many years we have developed excellent working relationships with a wide variety of trades: plumbers, electricians, cleaners, 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 enjoy the benefits of our buying power – preferential rates and prompt, reliable service

Management Services

As every property management commission is different we tailor our services to your precise requirements. We cover:

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

First we organise professional cleaning of the property and ensure that the correct number of keys is cut. If refurbishment or redecoration is necessary we will advise you. Then if you wish, we can arrange for this to be carried out by our specialist trades people.

Maintenance

We will act as the contact point for the tenants, dealing with any day-to-day queries and the handling of any minor repairs. Where a more complex maintenance issue arises, we will first liaise with you, and then pursue the agreed solution. To ensure highest standards of service, we operate a 24 hour emergency line.

Utilities

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

Inspections

We will undertake periodic property inspections and advise on the condition of the property and any necessary remedial action. We will also ensure that the property complies with current legislation and arrange for safety certificates as required.

Insurance

If requested, we can arrange for contents and rent guarantee insurance.

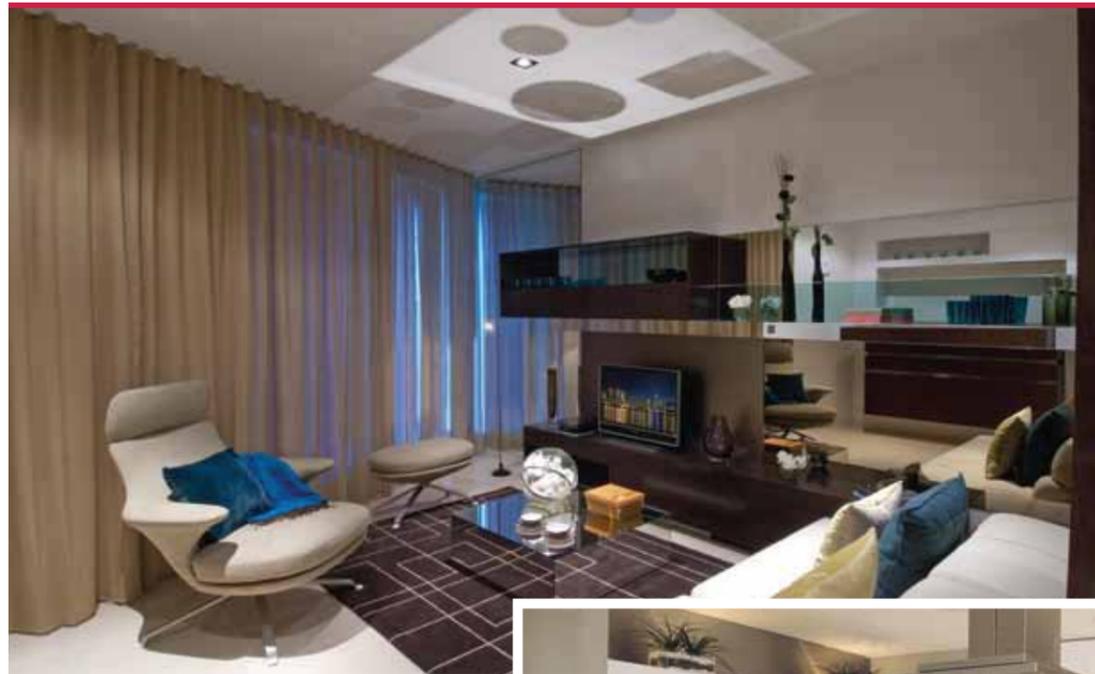
Dilapidations

At the end of the tenancy we will prepare a report, based on ARLA's guidelines on dilapidation claims, and negotiate any deposit deductions on your behalf. If no agreement can be reached, the dispute will be referred to the deposit scheme's arbitration service.

We will arrange to have the property cleaned and prepared for the next tenancy, or for return to you.



Today's solution to a short term problem



Serviced apartments

With hotel accommodation in central London failing to meet demand and prices continuing to rise, it is becoming increasingly difficult for major employers to satisfy their requirements to house employees and associates seconded to London.

An increasingly popular solution is to rent a serviced apartment.

Available for short or extended stays, serviced apartments can range from studios to five bedroom houses, and are offered at a fully inclusive cost far less than equivalent hotel accommodation.



Chase Evans is pleased to be one of very few agencies that can offer this service.

Serviced apartments require a higher level of furnishing so that they can be occupied without the need for the tenant to bring anything. Typically this will include:

- Fully furnished living room to include television and DVD player.
- Fully fitted and applaned kitchen with fridge freezer, hob, oven, washing machine and microwave.
- Full complements of crockery, cutlery, pans and utensils.
- Bed and bath linen.

All apartments are cleaned prior to commencement of the tenancy and there is a weekly cleaning service with linen change throughout your stay.

Aparthotel Canary Wharf

The continued growth in demand for serviced apartments has encouraged Chase Evans to acquire a £20 million Aparthotel within walking distance of Canary Wharf. The Aparthotel will offer 24 hour concierge service, free broadband, designer furnishing with flat panel televisions and satellite channels in a range of apartments including studios, suites, one and two bedroom apartments and penthouses

Why Chase Evans



We believe that in a highly competitive marketplace, success is not a matter of luck. So we consistently strive to provide a service that is second to none.

Personnel

Our staff are carefully selected for their skills and abilities, aptitudes and open mindedness. Having found them we seek to nurture and keep them.

Focus

We insist on total client focus and train our people to identify our clients' point of view – and to work always for their benefit.

Communication

Internally we operate an open door policy and expect our team to communicate fully with each other. We find this philosophy is reflected in excellent communication with our clients.

Imagination

Chase Evans staff are encouraged to think on their feet and to act in a proactive way. So if they see an unidentified opportunity or improvement, they are confident in being able to voice their opinions.

Knowledge

Concentrating on a clearly defined area allows our people to become expert in their field. This ensures that you will always receive the best and most informed advice.

Long Term

We place great importance on the quality of those who work for us, and put a great deal of effort into helping them to be the best. Having done so we intend to keep them, by ensuring that they are well rewarded and suitably motivated.

Relationships

Over many years we have worked hard to enjoy the benefits of making and keeping strong relationships with our clients.

Added Value

With your best interests in mind, we always look for opportunities to add value. This may be with constructive advice on your property, or by tailoring our services to your specific requirements.



Presentation

In any sales environment presentation is of paramount importance. We make certain that your property is presented in its best light, with professional photography and appropriate support material. We also ensure that our offices, vehicles and staff are always welcoming.

Work Environment

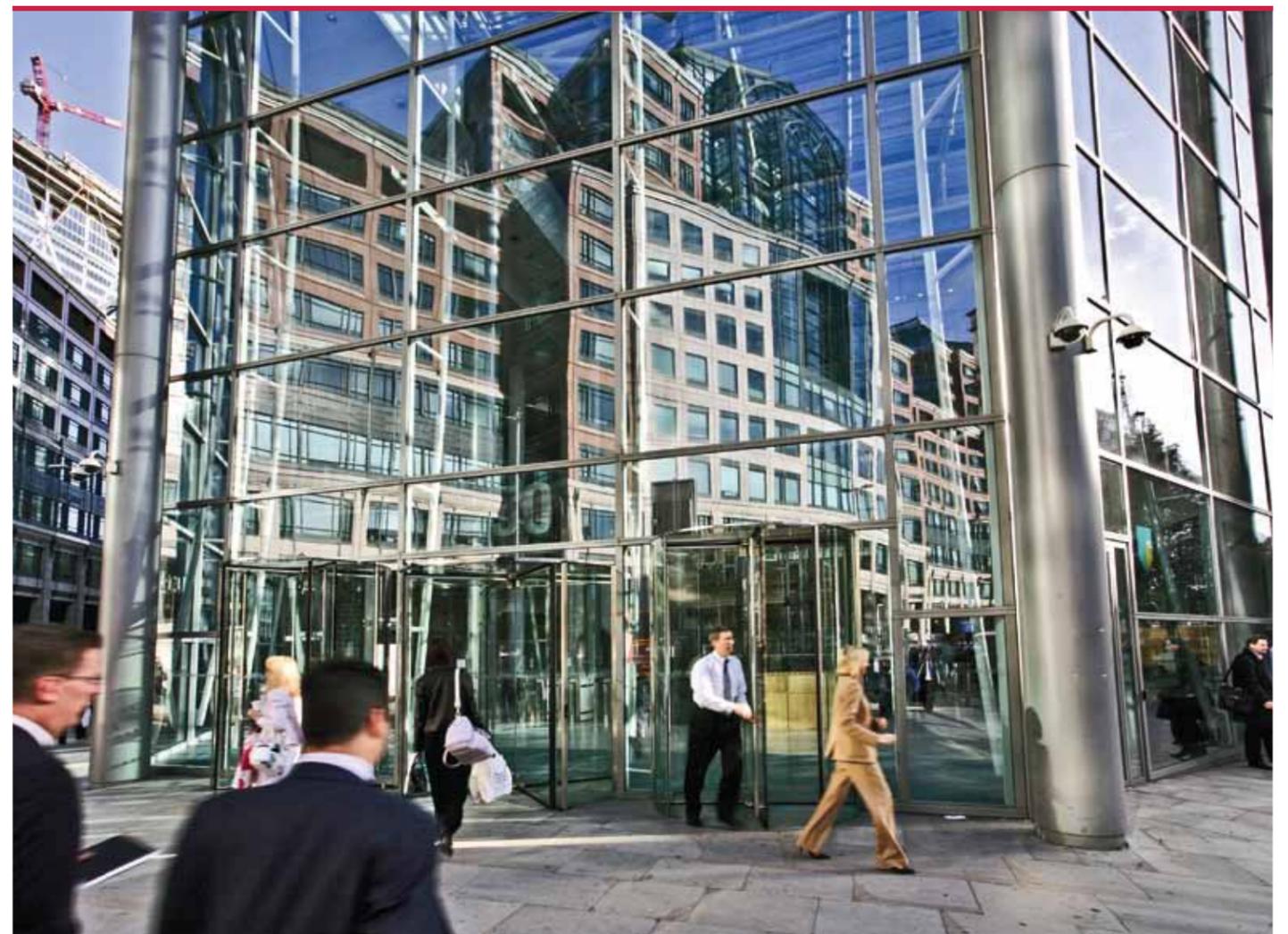
Our office design provides a comfortable and welcoming environment for our visitors – as well as an efficient, ergonomic and relaxing place for those who work there.

Training

All staff – whether sales, lettings or management – receive a training programme tailored to their needs, so that any advice they offer is accurate and current.

Team Building

We encourage our teams to interact with each other, which helps them to communicate freely and to share ideas and information.



How to find us



Chase Evans

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