

Boutique London Lets

London's serviced accommodation specialists

Who are Boutique London Lets?

Boutique London Lets strive to provide 5 star accommodations within the comfort and convenience of centrally located London apartments.

At **Boutique Lets**, our apartments provide more amenities, space and comfort, than a hotel – but at cheaper rates! Our apartments offer two bedrooms, fully functioning kitchens, and comfortable lounge rooms allowing you to discover London without compromising on lifestyle or comfort. Our apartments can accommodate up to six people (some restricted to four) in utmost comfort.

All **Boutique** apartments cater for a broad range of size and budgetary requirements. All our apartments are centrally located and are chosen with locality, convenience, high interior standard and security in mind. As with standard hotels, **Boutique** apartments can be booked on a two nightly, weekly or even monthly basis. We cater equally for tourists (groups or families) and short-to-medium term corporate lets.

Please visit our website for more details: www.boutiquelondonlets.com

Fabulous accommodation:

Each of our properties offers the best value and quality of accommodation possible: We ensure that each apartment offers premiere:

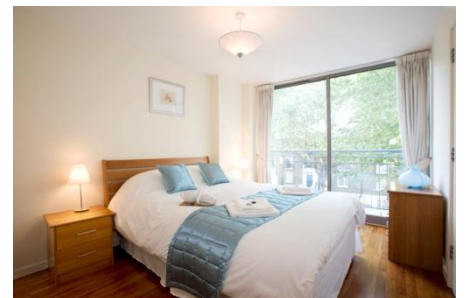
- Touristic location (centrality, access to transport and activities)
- Immediate environment (quality of building, street, neighbours)
- Internal layout, size and decorative quality
- Presentation and comfort – including furnishings and décor
- Safety and security

All apartments are modern, stylishly decorated and offer:

- Fully furnished accommodation.
- Living room, dining area, fully equipped kitchen & two bathrooms.
- Complementary high-speed internet access
- All bedding, towelling, quality linen & basic toiletries provided
- Washing machine, clothes aired, dishwasher & soaps provided.
- Very conveniently located for transport (tube and busses) and set in the heart of Central London.
- Full central heating and (limited flow) hot-water day and night.
- Very quiet and tranquil locations within the centre of London.
- 24 hour a day arrival and departure facility.



The St James' Apartment Kitchen



The Waterloo Apartment bedroom

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The Waterloo Apartments (11 available):

At a glance:

No. of bedrooms:	Two double (queen size beds).
Other:	Two bathrooms (1 x en-suite), separate kitchen, living room (dining included).
Size:	754sqft / 70 sqm
Underground station:	Waterloo, Lambeth North and Southwark (Bakerloo, Waterloo and Jubilee lines)
Close to:	The London Eye, Houses of Parliament (Big Ben), The Old Vic, Southbank: Royal Festival Hall, The National Theatre, County Hall
Internet Access:	Yes – broadband.
Décor:	Excellent, modern.
Furnishings:	Excellent, fully furnished.
Further guests:	Potential to sleep 6 guests max.
Location:	SE1 8RQ (enter into www.maps.google.co.uk)
Smoking?	No smoking in apartment or building

If you want to be near to the hustle and bustle of the city yet stay in an area with a quiet neighbourhood feel, then Waterloo is the place to be.

Some of London's most spectacular attractions (The London Eye, Houses of Parliament (Big Ben), Southbank) are just a short walk away, not to mention access to some of the best transport links (City & nationwide) from Waterloo station.

The living room is spacious with two sofas, coffee table, dining table and chairs for six people; TV & DVD player, radio and CD player. The space is light and airy with full height sliding doors leading from the living room onto the balcony overlooking Waterloo Road.

The kitchen comes complete with all modern appliances including dishwasher, washing machine and microwave, and is stocked with all pots, pans and crockery etc. to enable you to self-cater as desired.

Both bedrooms have good-quality mattresses and salubrious bedding and linen. The main master bedroom has its own en-suite bathroom with shower cubicle, WC and hand basin.

The main bathroom with lovely interior design has a good size bathtub, hand basin and WC. The apartment is well insulated, double-glazed; and has full central heating, hot water, and internet access at your disposal 24 hours a day.



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Waterloo Apartment indicative rates (per night):

2-3 nights: £214.50

4-7 nights: £183.50

8-13 nights: £167.50

2-4 weeks: £156.75

5+ weeks: from £120.50!

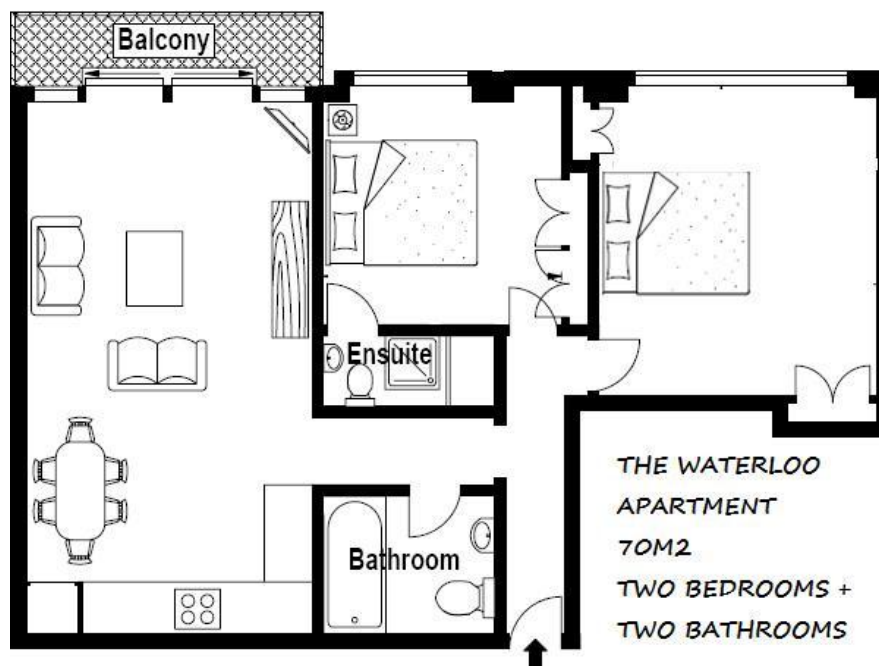
Nightly supplement (over 4 guests): £20 per person per night

Prices shown are base prices. Levies may apply during peak seasons & holidays, discounts may apply in low seasons. Minimum night restrictions may also apply. A 2% transaction fee applies.

The Waterloo Suite floor plan:

This is the floor plan for our apartment. It is very spacious and fully furnished. Some of the actual furniture (size and placement) may differ to the diagram below.

Apartment size: 754 sqft – 70 m²



There is luxurious Queen Size bed in each bedroom. These beds accommodate up to four people comfortably total. There are also two comfortable single fold-out beds available in each apartment. Linen and bedding is provided.

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The Waterloo Apartment Photos:

Here is just a sample of our **Waterloo Suite** photos. We have many more, and would be happy to send you on request. We are very proud of the **Waterloo Suite**.



Master bedroom with en-suite



Master bedroom with en-suite



Living and dining room



Dining and kitchen



Fully equipped kitchen



Second bedroom



Master bathroom



En-suite bathroom



The modern exterior with balcony



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Optional Extras:

We offer a range of optional services to make your stay more enjoyable and convenient.

-Out of hour's arrival – 10pm-8am:

For your convenience, you will be met at the apartment by one of our greeters, let in, and shown around. This is a complimentary service between the hours of 8am – 10pm (Mon – Sun). There is a small charge out of these hours (between 10pm and 8am) of **£20**. Please advise us of your arrival time at least 48 hours in advance if this is the case.

-House keeping services:

Guests can request to have the apartment cleaned and all linen changed during their stay. Please allow 48hrs notice to arrange: **£50**

-Cot for baby:

A high quality fold-out cot for your baby – we no longer provide baby blankets due to hygiene. **£5 per night**

-Fold-out beds (extra guests):

There are two very comfortable fold out beds available. There is a maximum of six people allowed in this apartment. If a group of four or less people require another bed, then they can hire this. The bed comes with necessary linen and towels. Please advise us if you wish to use this in advance. **£15 per person per night (groups under 4) - £20 per extra person per night (groups over 4).**

-Early check-in or late check-out:

Later check-outs or earlier check-ins can be arranged subject to availability. See below for details. There is a partial stay fee applicable of **£75 per request.**

Please let us know when booking if you require any of these services.

Prices are subject to change – please enquire at time of booking.



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Booking details, terms and conditions:

Check-in and check-out:

Check in time: from 2.30pm
Check-out time: before 10.00am

- **Check in time: FROM 2.30pm – no prior luggage drop-off or storage available.**
Due to the nature of our apartments, you **may not** arrive at the apartment earlier than the arranged check-in time. This includes for luggage drop-off purposes.
- **Early check-in option: EXTRA PAYMENT REQUIRED (booked in advance).**
If you wish to check-in **before 2.30pm but after 10.00 am**, please advise us at the time of booking. **An additional charge of £75 applies. If you desire to arrive any earlier than 10.00am you will need to pay the full tariff for the next night.** We will strive to accommodate you subject to availability – this must be booked in advance.

Early check-ins must be approved and paid for at time of booking. We are unable to accommodate last minute early check-in requests. We are unable to store luggage prior to check-in.

- **Check –out time IS 10.00am – no luggage storage available after departure.**
We ask that you vacate the apartment promptly as our cleaners will require the apartment empty in preparation for the next guest.
- **Late check-out option: EXTRA PAYMENT REQUIRED (booked in advance).**
If you wish to check out **after 10.00am and before 6pm**, please advise us at the time of booking. **An additional charge of £75 applies. If you desire to stay any later than 6pm, you will need to pay the full tariff for the next night.** We will strive to accommodate you subject to availability – must be booked in advance.

Late check-outs must be approved and paid for at time of booking. We are unable to accommodate last minute late check-out requests. We are unable to store luggage after check-out.

Booking reservations and payments:

- Bookings must be reserved with a 20% deposit.
- The **full outstanding amount must be paid TWO weeks prior to arriving** at the apartment. The guest is liable for a £40 late payment fee and/or cancellation of their



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booking if full payment is not received before this time.

- A security deposit of £200.00 is required from all guests. We only take authorisation for this payment and no funds are debited from your account, unless necessary. This is automatically cancelled after checkout after a satisfactory inspection of the apartment/unless in the unlikely event of damage sustained during a guest's stayed.

Payment options:

Payment is accepted only via Google Checkout (2% transaction fee applies). To pay by Google Checkout, we shall email you an invoice from which you can pay easily and securely online. It is a very simple, safe and efficient payment method.

Cancellations:

The 20% booking deposit is non-refundable. The 80% full balance payment is due **TWO WEEKS** before arrival. Feel free to pay the full balance at any time. We reserve the right to cancel your booking if we do not receive full payment two weeks prior to arrival. The full balance will be forfeited if you cancel **only within TWO WEEKS** of arrival. If you cancel before this time, the 80% balancing payment will be refunded.

Luggage Storage:

Unfortunately we provide no luggage storage service either before or after your stay. Due to the nature of the apartments, we do not have access to communal areas or lobbies. Therefore we have no ability to store any of your luggages outside of your booked stay.

Booking price and quote policy:

We reserve the right to change advertised prices without notice. Existing quotes will be honoured under these circumstances. **If you book your apartment, then the price that you have done so at is the price that you will pay** – regardless of future price movements.

Property locations:

If you wish to view the property location on a map, please enter the postcode of the property (see above) into Google Maps UK: www.maps.google.co.uk.

Contact information:

Please email us or visit our website for more details:

Email: info@boutiquelondonlets.com

Web: www.boutiquelondonlets.com



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