

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:

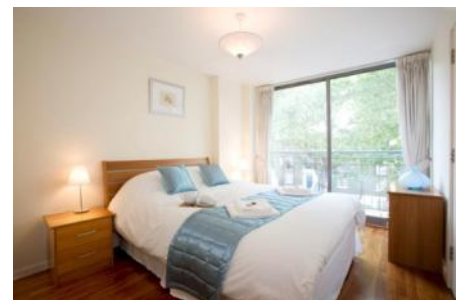
- Touristic location (centrality, access to transport and activities)
- Immediate environment (quality of building, street, neighbours)
- Internal layout, size and decorative quality
- Presentation and comfort – including furnishings and décor
- Safety and security

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 Grosvenor Apartment:

At a glance:

No. of bedrooms:	Two double.
Other:	One bathroom, open-plan kitchen, living room (dining included).
Size:	650sqft / 60sqm
Underground station:	St James' Station: 150 meters away.
Close to:	Houses of Parliament (Big Ben) and Buckingham Palace, Southbank, Royal Festival Hall, Tate Britain on your doorstep!
Internet Access:	Yes - broadband.
Décor:	Excellent -brand new (May 11)
Furnishings:	Modern, fully furnished - brand new (May 11)
Further guests:	Potential to sleep 5 guests max.
Location:	SW1P 2HX (enter into google maps.co.uk)
Smoking?	No smoking in apartment or building.

The Grosvenor apartment is set within the very centre of ancient London. All of London's most iconic sights such as Houses of Parliament, Big Ben, London Eye, and Buckingham Palace are all within an easy walk. You could not stay in a better location!

The apartments are in a small modern secure block of three which was newly completed in only May 2011. The apartments are stylish and modern with all the modern conveniences of apartment living such as dishwasher, microwave, washer/dryer, flat screen TV and iPod dock. The apartments' furniture is modern and contemporary with comfortable sofas, dining table and chairs and comfortable orthopaedic beds.

The apartments are slightly smaller in size, but embody a bijoux London city-apartment. There is an open plan kitchen/dining/living room, two reasonably sized double bedrooms with wardrobes and one modern bathroom with shower. There is endless hot water, cosy central heating and modern double glazing. The apartment is perfect for four people, but we also provide a sofa bed for extra guests (up to 6 max.) if it is required.

The apartment block is set upon an historic market street called Strutton Ground. This charming little laneway exudes English market culture and is teeming with quaint shops, eateries and stalls. Step outside this street you are surrounded by prestigious residential streets, Fabulous shops and eateries, pubs and bars, Parks and palaces, and all the reserved razzmatazz of United Kingdoms' 'Establishment'.

These are unbeatable apartments in London's prestigious heart.



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Grosvenor 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.

Grosvenor Apartment Photos:

More photos available online: www.boutiquelondonlets.com



Modern decor



Living spaces



Fully equipped kitchen



Room to move



Main bathroom



Modern secure block

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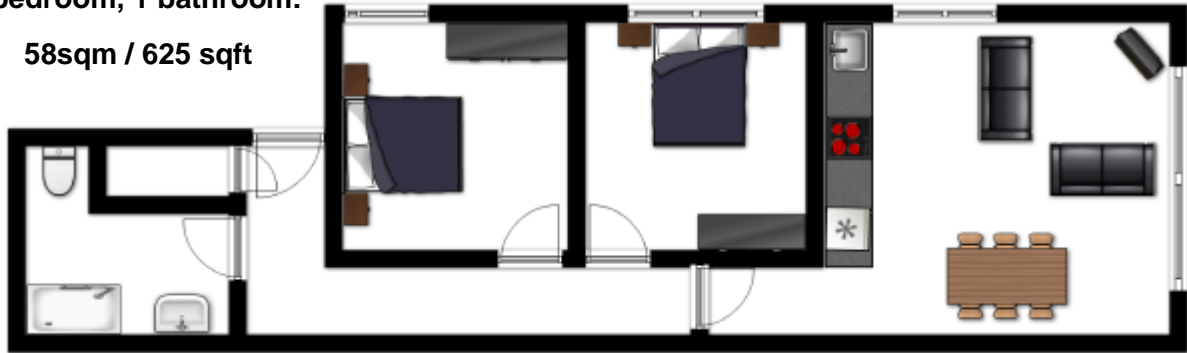
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The Grosvenor Apartment floor plan:

2 bedroom, 1 bathroom:

58sqm / 625 sqft



Optional Extras:

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

-Out of hour's arrival:

For your convenience key delivery and pick-up is a personalised service. Between 5am-10pm (Mon – Sun) this is complimentary, there is a small charge out of these hours of **£50**. Please advise us of your arrival time on booking (can be paid afterward if unsure).

-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/sofa bed (extra guests):

There is a very comfortable fold out bed available (some apartments have a sofa bed). There is a maximum of five 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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