

Boutique London Lets

London, in style!

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 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 primarily for tourists (groups or families) but also short-to-medium term corporate lets.

Fabulous accommodation:

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

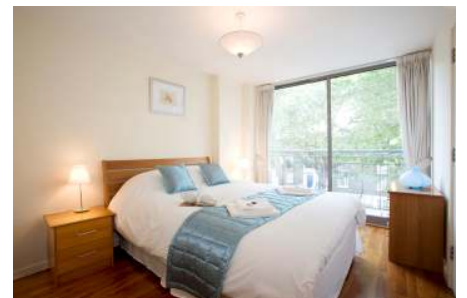
- Touristic location (centrality, access to transport and activities)
- Immediate environment (quality of building, street, neighbours)
- Internal layout, size and decorative quality
- Presentation and comfort – including furnishings and décor
- Safety and security

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 St. James's Suite:

At a glance:

No. of bedrooms:	Two double (queen size beds).
Other:	Two bathrooms (1 x en-suite), open-plan kitchen, living room (dining included).
Size:	710sqft / 66sqm
Underground station:	St James's & Pimlico Station: 600 meters away.
Close to:	Houses of Parliament (Big Ben) and Buckingham Palace, Southbank, Royal Festival Hall, Tate Britain.
Internet Access:	Yes – broadband.
Décor:	Excellent.
Furnishings:	Contemporary, fully furnished.
Further guests:	Sleeps 4 guests max (plus small children)
Location:	SW1p 4 (Page st.)
Smoking?	No smoking in apartment or building.

The St. James's Suite offers the utmost in luxury and comfort and is superbly positioned in one of London's most exclusive neighbourhoods. Equidistant to St. James's and Westminster underground stations and within a 500m radius of Big Ben, the Houses of Parliament, Westminster Abbey, the River Thames and a plethora of other famous attractions this elegant two bedroom, two bathroom (one en-suite) apartments is perfect for the anyone who wishes to visit London in style and comfort.

The decor and furnishings are of the highest quality and offer everything one could desire in making your stay in one of the greatest cities truly spectacular. Free high-speed Internet, flat screen TV/DVD, and designer furniture. There is a modern open-plan kitchen, fully equipped for entertaining. Having all this right in the heart of London makes this the premier place to stay to stay whether on business or pleasure.

St James's Suite indicative rates (per night):

2-3 nights: £246.50

4-7 nights: £211.50

8-13 nights: £192.50

2-4 weeks: £180.25

5+ weeks: from £138.50!

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.

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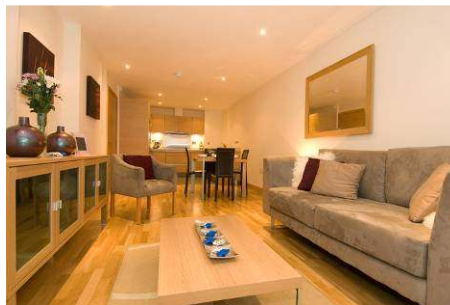
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St James's Suite Photos:

We are very proud of this spacious and bright central London apartment



Bright living room



Dining facilities



The luxury en-suite



Main bedroom with en-suite



Set in a stunning period conversion



Fully equipped kitchen



The second bedroom



The main bathroom



Spacious accommodation



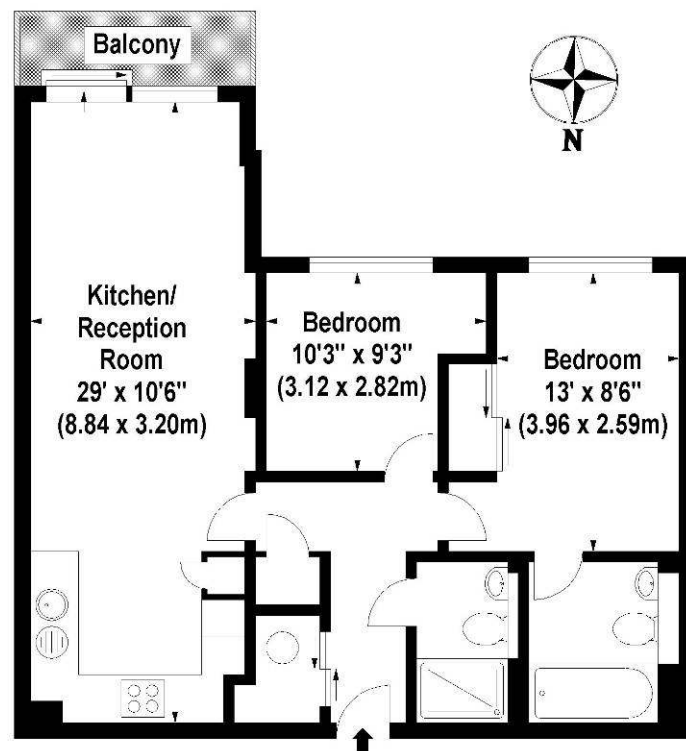
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The St James's Suite floor plan:

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: 710sqft – 66sqm





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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:

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 and assortment of baby blankets and linen. **£5 per night**

-Fold-out beds (extra guests):

There is a very comfortable fold out bed available. There is a maximum of four people allowed in this apartment. However, 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)**.

-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 10.00 am 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



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apartment. The guest is liable for a £40 late payment fee and/or cancellation of their 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:

Your contacts are Ian, Derek or Nicole. Contact us by email (preferred) or phone:

Email: boutiquelondonlets@gmail.com

Phone: +44 (0) 845 680 0 679 (please call during UK business hours only)