

# INVENTORY

FLAT 33 STAFFORD COURT, LONDON W8 7DL

**TENANT- Mr A Resident**

**KEYS –Number  
of Sets:-**

## DESCRIPTION

A [ ?] bedroom apartment provided fully furnished / unfurnished

Unless otherwise stated it is taken that:

1. All sockets and switches are white plastic
2. There are door stops fitted behind all doors to prevent damage to walls
3. All items are in good and clean condition in the absence of a note to the contrary

ELECTRICITY READING: Check-IN..... Check-OUT.....

GAS READING: Check-IN..... Check-OUT .....

ABBREVIATIONS USED:-

RHS – Right Hand Side

LHS – Left Hand Side

PC – Professional Clean

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**TENANT – MR A. RESIDENT**

**Entrance Hall**

No.	Description	Check-In	Check-Out
1	Beech wood veneered front door with polished chrome fittings on the exterior and brushed chrome fittings on the interior plus ving key entrance lock		
2	Beech wood effect flooring Small rectangular rugs- beige with cream stripes		
1	Beech wood veneered cupboard doors with brushed chrome fittings Inside cupboard at right hand side of hallway: Painted interior		
1	Polished chrome hanging rail		
1	Ironing Board & cover		
1	Philips Steam iron		
2	Ceiling mounted smoke alarms		
1	Wall mounted video entry phone		
1	Wall mounted digital thermostatic control for central heating		
4	Downlighters set within ceiling		
1	Oak wood console table with 2 x drawers with brushed chrome handles, lower shelf and glass top		
1	Gilt framed mirror – large rectangular		
2	Gilt framed abstract prints – medium rectangular		
1	Wall mounted radiator in cream enamel		
	Walls – painted  Joinery – painted  Ceiling – painted		

**Initials.....**

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**Reception Room**

<b>No.</b>	<b>Description</b>	<b>Check-In</b>	<b>Check-Out</b>
1	Beech wood veneered door with brushed chrome fittings		
	Beech wood effect flooring		
1	Cream & beige abstract patterned Rug ( under coffee table)		
3	Wooden venetian blinds – ivory coloured		
3	Secondary glazing units (13 painted handles)		
2	Chrome (polished) 5-arm modern chandelier with glass cube light fittings		
1	Fabric 3 seater sofa with wooden feet (light beige fabric)		
2	Fabric armchairs with wooden feet (to match sofa)		
4	Pale duck egg blue and beige zig-zag design scatter cushions		
1	Oak rectangular dining table		
6	Upholstered dining chairs with wooden legs (ivory fabric with small geometric abstract pattern)		
2	Oak side tables with glass tops		
3	Table lamps – glass and chrome cube base with cream fabric box shade		
1	Oak rectangular coffee table with glass top		
1	Oak large sideboard with 2 cupboards and 3 drawers with brushed chrome handles and glass top		
1	Oak small sideboard with 2 doors and 2 drawers with brushed chrome handles and glass top		
1	6-shelf wood tall bookcase		
1	Wall mounted gilt framed mirror – large rectangular- over sideboard		
4	Gilt framed abstract prints – 2 x large rectangular 2 x large square		
1	Samsung LE37C530F1W television with remote and manual		
1	Wall mounted cream enamel radiator		

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	Walls – painted		
	Joinery – painted		
	Ceiling – painted		

**Bedroom 1**

No.	Description	Check-In	Check-Out
1	Beech wood veneered door with brushed chrome fittings & key		
8	Built in fitted wardrobes in beech veneer with hanging & shelving with brushed chrome handles		
1	Polished chrome and glass light fittings with fan		
2	Cream strip vision roller blinds		
2	Roman blinds (Samara Stone coloured fabric)		
2	Glazing units (10 white painted handles)		
2	Glass and chrome tables lamps with cream fabric box shades with chrome edging		
2	Oak bedside tables with 3 drawers and brushed chrome handles with glass tops		
1	Wood chest of drawers – 5 drawers with brushed metal handles and glass top		
1	Wall mounted full length wood framed mirror		
1	Ceiling mounted smoke detector		
1	Oak frame king-size bed-frame with mattress to fit with plain white linen: 1x king-size duvet 1x king-size duvet cover 4x pillows 4x pillow cases 1x king-size mattress protector 1x king-size fitted sheet		
2	Scatter cushions (beige satin with ribboned loop pattern)		

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2	Gilt framed abstract prints – medium square		
1	Wall mounted radiator (cream enamel)		
	Walls – painted		
	Joinery – painted		
	Ceiling - painted		

**Bedroom 1 En suite Bathroom**

<b>No.</b>	<b>Description</b>	<b>Check-In</b>	<b>Check-Out</b>
1	Beech wood veneered door with brushed chrome fittings		
	Floor – white ceramic tiles		
1	Wall mounted white ceramic hand basins with chrome monobloc tap and chrome pop-up waste		
1	Ivory Venetian blind		
1	Glazing units (2 white painted handles)		
1	Wall mounted glass shelf with chrome fittings		
1	Wall mounted oval mirror with chrome fittings		
1	Wall mounted chrome toilet roll holder		
1	White ceramic toilet with matching seat set within unit: Shades, walnut cabinet with Farini latte cream semi gloss slab doors x 2 with chrome handles. Chrome flushes.		
1	White shower tray with shower head, hose, riser, rail and mixer taps White ceramic tiled surround.		
1	Glass and chrome shower screen		
1	Chrome wire soap holder attached to tiles		
1	Wall mounted heated towel rail in cream enamel finish		
1	Door mounted chrome double hook		

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1	Chrome shaving socket on wall		
1	Vent Axia – <b>PLEASE NOTE THAT THIS SHOULD ALWAYS REMAIN ON AT THE POWER SOURCE TO REDUCE ANY RISK OF MOULD DUE TO STEAM AND CONDENSATION</b>		
1	Silver plastic toilet brush and holder		
3	Downlighters in ceiling		
	Walls – part painted and part tiled (tiles – plain white ceramic in gloss finish)		
	Joinery - painted		
	Ceiling - painted		

**Family Bathroom**

<b>No.</b>	<b>Description</b>	<b>Check-In</b>	<b>Check-Out</b>
1	Beech wood veneered door with brushed chrome fittings		
	Floor – white ceramic tiles		
1	Ivory metal Venetian blind		
1	Glazing unit (2 white painted handles)		
1	White ceramic hand basin with chrome monobloc tap and chrome pop-up waste set within 4 door unit: Shades, walnut cabinet with Farini latte cream semi gloss slab doors. Chrome handles		
1	Wall mounted frosted glass shelf with chrome fittings		
1	Oval wall mounted mirror with chrome fittings		
1	Wall mounted chrome toilet roll holder		
1	White ceramic toilet with matching seat set within unit: Shades, walnut cabinet with Farini latte cream semi gloss slab doors. Chrome flush.		
1	Wall mounted heated towel rail with cream enamel finish		
1	White ceramic bath with polished chrome mixer tap and matching pop-up waste and matching shower attachment on wall. Farini latte cream bath panel		
1	Glass shower screen attached to wall		

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1	Wall mounted (to tiles) wire soap holder		
1	Chrome towel rail		
1	Chrome double hook – on wall		
1	Wall mounted chrome shaver socket		
5	Downlighters within ceiling		
1	Vent Axia - <b>PLEASE NOTE THAT THIS SHOULD ALWAYS REMAIN ON AT THE POWER SOURCE TO REDUCE ANY RISK OF MOULD DUE TO STEAM AND CONDENSATION</b>		
	Walls – part painted and part tiled (tiles – plain white ceramic gloss finish)		
	Joinery – painted		
	Ceiling – painted		

**Bedroom 2 – Front left hand side of hallway**

No.	Description	Check-In	Check-Out
1	Beech wood veneered door with brushed chrome fittings & keys		
	Floor – beech wood effect		
8	Wardrobes doors in beech veneer with shelving and hanging rails with brushed chrome handles (chip to edge on RHS door)		
1	Polished chrome and glass light fittings with fan		
2	Cream stripe vision roller blinds		
2	Roman Blinds (Samara Stone coloured fabric)		
2	Secondary glazing units (10 painted handles)		
1	Wall mounted wood framed mirror – large rectangular		
1	Beech double chest of drawers – 6 drawers – with brushed chrome handles.		
2	Table lamps – glass and chrome base with cream fabric box shade with chrome trim		
2	Single upholstered divan beds (beige and cream tweed covered headboards and beige suede bases) with mattresses to fit and plain white linen:		

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**TENANT – MR A. RESIDENT**

2	Single mattress protectors		
2	Single fitted sheets		
2	Single duvets		
2	Single duvet covers		
4	Pillows		
4	Pillow cases		
2	Oak bedside tables with 3 drawers and brushed chrome handles and glass tops		
2	Gilt framed abstract prints – medium rectangular		
1	Wall mounted cream enamel radiator	<b>front scratched</b>	
	Walls – painted		
	Joinery – painted		
	Ceiling – painted		

**Bedroom 3 – second bedroom on left hand side of hallway**

No.	Description	Check-In	Check-Out
1	Beech wood veneered door with brushed chrome fittings & key		
	Floor – beech wood effect		
1	Polished chrome and glass light fittings with fan		
1	Cream stripe vision roller blind		
1	Roman Blind (Samara Stone coloured fabric)		
1	Secondary glazing unit (5 painted handles)		
1	Double oak bed frame with mattress to fit and plain white linen:		
1	Double mattress protector		
1	Double fitted sheet		
1	Double duvet		

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1	Double duvet cover		
4	Pillows		
4	Pillow cases		
2	Pale turquoise silk scatter cushions		
2	Glass and chrome lamp bases, cream fabric box shades with chrome trim.		
2	Oak side tables with 3 drawers, brushed chrome handles and glass tops		
1	Oak wardrobe with 2 doors with brushed chrome handles		
1	Double chest of drawers with 6 drawers and brushed chrome handles		
2	Gilt framed abstract prints – medium square		
1	Wall mounted wood framed mirror – large rectangular		
1	Wall mounted cream enamel radiator		
	Walls – painted		
	Joinery – painted		
	Ceiling – painted		

**Kitchen**

<b>No.</b>	<b>Description</b>	<b>Check-In</b>	<b>Check-Out</b>
1	Beech wood veneered door with brushed chrome fittings		
	Floor – ceramic white tiles		
	Range of dark wood with prominent grain effect fitted units both floor and wall mounted with metal handles and black granite worktop		
1	White UPVC door with matching handle, glass panel and key		
1	Ivory metal Venetian blind		
2	Glazing units (4 white painted handles)		
1	Ceiling mounted smoke detector		
1	Stainless steel 1½ bowl sink with drainer and monobloc tap		

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1	Integrated Neff fridge with:		
5	Shelves		
1	Salad drawers (plastic)		
5	Door shelves		
1	Sliding trays		
1	Plastic butter dish with lid		
1	Integrated Neff freezer with:		
3	Drawers (plastic)		
2	Ice packs		
1	Ice cube tray		
1	Integrated AEG Electrolux dishwasher – 2 wire racks 1 cutlery holder		
1	Integrated AEG Electrolux washer/dryer		
1	AEG Electrolux brushed stainless steel electric oven with 2 wire shelves and grill pan		
1	AEG Electrolux brushed stainless steel and black glass microwave with glass plate-		
1	Integrated Extractor fan with 2 lights		
1	AEG Electrolux electric hob – black with 4 rings		
9	Ceiling downlighters		
1	Myson under unit heater – DO NOT BLOCK		
	Under wall units:		
10	Downlighters		
1	John Lewis Kettle – Stainless steel and black plastic		
1	John Lewis toaster - Stainless steel and black plastic		

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8	“Mika” White Collection (plain white ceramic, no pattern)		
8	Dinner plates		
8	Side plates		
8	Dessert bowls ( 2 x sets of 4 matching)		
8	Tea cups		
8	Tea saucers		
6	Mugs – on chrome holder		
1	Oval platter		
2	Vegetable dishes with lids (1 x large, 1 x small)		
1	Sauce boat		
1	Tea pot with lid		
1	Milk jug		
1	Sugar bowl with lid		
1	Butter dish		
6	Egg cups		
	“Pisa” cutlery (stainless steel)		
8	Tea spoons		
8	Soup spoons		
8	Dessert spoons		
2	Serving spoons		
8	Dinner knives		
8	Dinner forks		
8	Dessert knives		
8	Dessert forks		
	Glass ware (John Lewis brand)		
8	Wine glasses		
8	Hi-ball glasses		
Set	6 placemats with 6 coaster to match – silver gilt coloured		
	Kitchenware		
1	Metal lemon juice squeezer		
1	Cafetiere (8 cup)		
1	Chrome toast rack		

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**TENANT – MR A. RESIDENT**

1	Wooden tray		
1	White plastic chopping board*		
1	Brushed metal and glass salt and pepper grinders		
1	Pyrex 1 litre measuring jug		
1	Grater		
1	Tin opener		
1	Ladle		
1	Spatula		
1	Potato peeler		
1	Corkscrew		
1	Garlic press		
1	Kitchen scissors		
1	Balloon whisk		
1	Draining spoon		
1	Wooden spoon		
1	Potato masher		
1	Serving spoon		
1	Slotted spoon		
1	Paring knife		
2	Vegetable knives (1 small 1 medium)		
1	Carving knife & fork		
1	Bread knife		
2	Glass casserole dishes with lids – 1 large 1 small		
1	Glass mixing bowl		
1	Sieve *		
1	Colander		
1	Baking tray		
1	Large roasting tin		
1	Small, medium and large saucepan set with glass lids (stainless steel)		
1	Milk pan (stainless steel)		
1	Stainless steel frying pan with non-stick coating		
1	Oven gloves (cream coloured)		

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2	Tea towels (blue and white check)		
2	Dusters*		
1	Plastic washing up bowl		
1	Plastic washing up brush		
1	Plastic dish drainer		
1	Plastic cutlery drainer		
1	Chrome pedal bin		
1	Beech wood veneered cupboard with brushed chrome fittings.& key. Inside: Painted interior		
1	Downlighter		
1	Fuse box		
1	John Lewis 1800W vacuum		
1	Plastic dustpan and brush		
1	Plastic handled mop		
1	Plastic bucket		
1	Plastic handled broom		
	Set of manuals for all kitchen appliances		
	Walls – painted with granite splashback around kitchen worktop and stainless steel splashback above hob		
	Joinery – painted		
	Ceiling – painted		

Bathroom Linen:-

- Hand Towels x
- Bath Towels x
- Bath Mat x

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TENANT – MR A. RESIDENT**

**SCHEDULE AT CHECK-IN**

**CEILINGS:**

All ceilings (including any cornice/coving details) painted; one base coat and two full coats “Brilliant White” vinyl matt emulsion, except to kitchen and bathrooms, where these are in eggshell.

**WALLS:**

Unless specifically stated otherwise all walls painted; one base coat and two full coats vinyl matt emulsion, except to kitchen and bathrooms, where these are in eggshell. Colour BS10B15 (Gardenia) as selected by Pegasi Management Company Limited from the BS4800 index.

**WOODWORK/PIPEWORK:**

All woodwork and exposed pipes painted; one coat acrylic primer/undercoat and two full coats of eggshell. Colour BS47P as selected by Pegasi Management Company Limited.

**COMMENTS:**

Signed for the TENANT - .....

Signed for and on behalf of the LANDLORD - .....

This Check-In taken the .....day of ..... 20

**Tenant’s Contact Details:**

**Initials.....**

FLAT 33, STAFFORD COURT, 178 – 188 KENSINGTON HIGH STREET, LONDON, W8 7DL  
TENANT – MR A. RESIDENT

SCHEDULE AT CHECK-OUT

CEILINGS:

WALLS:

WOODWORK/PIPEWORK:

COMMENTS:

Signed for the TENANT - .....

Signed for and on behalf of the LANDLORD - .....

This Inventory taken the .....day of ..... 20

Tenant's Forwarding Details:

Initials.....