



traditional values  
modern methods  
dynamic people



# Our Credentials

Gibson Lane are independent agents specialising in the rental off residential property throughout Surrey and South West London. We are here to help you every step of the way, offering a very personal service at each stage.

Gibson Lane are a highly dedicated, professional and skilled team. Our staff are qualified in their chosen field and provide a first class service. We harness the internet and other technologies to promote your property and find you the best possible tenants paying top rents. A great majority of our business is through recommendation and word of mouth. We are run by people with local knowledge of both the market and the area.

We have a broad range of letting skills and years of property experience which help us guide landlords through the maze of regulations and legislation involved in letting a property. The experience is supported by professional industry qualifications and training.

Gibson Lane are members of the Association of Residential Letting Agents offering piece of mind to landlords. This membership means that you know you are dealing with a company that agrees to meet defined standards of customer service together with having in place the necessary insurances to protect the clients' money.

We always recommend a free no obligation appraisal of your rental property by one of our qualified staff. This enables us to assess your property for rental purposes and provide you with guidance on expected monthly rental as well as advice on presentation to ensure you achieve the best rent.

Our rental appraisals are based on considerable experience and an in-depth knowledge of the local market and current conditions. Where possible we will research the market for examples of similar properties for rent to substantiate our findings.

As a landlord you are legally obliged to comply with current legislation that covers services and items in the accommodation you are letting. These are important responsibilities and we will explain just what these are.

If you are buying as an investment you will want to get an idea of the level of rental yield you can expect before you commit to a purchase. With impressive local knowledge we are ideally placed to advise and guide you. We offer invaluable knowledge of similar properties and other factors that may affect its rental potential.

If you would like to simply talk about the current market, our service and how we are different from other agents please call us or visit our prominent state of the art offices. We think you will find our approach refreshing.

Combined with more traditional marketing methods we have invested substantially in website and computerised technologies to ensure that you get your property let as soon as possible. When you instruct Gibson Lane we will commence a pro-active marketing campaign which will include:

- Uploading your property details to various leading property websites
- Circulating details by email, text message, phone and post to target all suitable applicants, relocation and corporate contacts

- Advertising your property in local and national press
- Adding your property to our eye-catching window displays
- Erecting a 'TO LET' board where appropriate

At such an important time you like to know what is going on and what people think of your property. With your own personal point of contact you will be very much part of the process with updates and advice on hand throughout.

We know that everyone's circumstances are different and as an independent company we are able to tailor packages to reflect your requirements. We offer different levels of service designed with flexibility in mind – from finding an tenant to a comprehensive property management service for landlords who are abroad or just too busy.

We are happy to assist and advise landlords on all aspects of letting their property regardless of the service they select. Please ask for a fully copy of our Terms of Business.

We understand the practical demands of being a landlord so for support, advice and experience in every area of the rental market contact Gibson Lane.

**For an exceptional service call us on  
020 8546 5444 Kingston office  
020 8247 9444 Ham office**