

ORIGINAL IS HELD AT OUR HEAD OFFICE FOR THE FOLLOWING EMAIL TESTIMONIAL AND FEEDBACK. WE HAVE REDACTED NAMES AND ADDRESSES TO ENSURE CONFIDENTIALITY.

WE HAVE ARRANGED THAT STUDENTS PROPOSING TO RENT FROM US WILL BE ABLE TO SPEAK TO THE AUTHOR OF THIS REFERENCE.

**From:** [REDACTED]  
**Sent:** 11 December 2012 12:31  
**To:** [REDACTED]  
**Subject:** [REDACTED] - Placegroup. - \* \* \* \* \*

I could write a very long review regarding our experiences here, all of which would be extremely positive. We could not have chosen a better house or landlord. The house has very much become our home - that is how happy we are here. I am a strong believer of 'if it looks to good to be true... then it is', you can imagine that having seen Place Groups properties that I was concerned what the catch was... well if there is a catch we are still yet to find it two years down the line. This is without doubt the exception to the rule.

The house is beautiful, when we arrived two years ago it was handed over to us promptly (in fact early) and in perfect condition. On the rare occasion something breaks down, Rob has always fixed it in under 24 hours (sometimes within in the hour!); the level of service is quite amazing.

The house has many benefits such as free bills, sky tv, virgin tv, bt internet, sky internet, virgin internet, 3 landline phones, tv license paid for - the list goes on. It makes living here hassle free. This is only the start of it! Nothing has been a hassle living here (even complex council tax issues) all because Rob has calmly sorted them and taken the weight of our shoulders so we can focus on our studies.

Rob has been our main contact from the first day of looking at the property though to today. He has been absolutely outstanding, trustworthy and efficient. His standards and property are world class. I could sing Rob's praises for days on end. All you need to know is that you can trust him and he knows how to care for his property and students to the highest standard. He has made fantastic improvements since we signed the property (all for no extra charge) he installed Sky TV, put a sofa in the downstairs rooms, and made our home safer. Rest assured you will always be living in one of the best student houses in London if not the UK, as Rob always subtly makes improvements. This is only the tip of the iceberg! I recommend him without reservation.

We looked at a couple of houses that Rob owns. [REDACTED] was the smallest house by far. However we felt that this house suited us as a group more. It has a cozy feel that supports a community household. The beautiful garden is an oasis in London during the summer months. The house has lovely original Victorian features and is easier to maintain than a big house. The second we walked in we knew this was our home. Size is not everything. We have lovely neighbours, a fantastic pub and fish and chip shop at the end of the road. Right next to that are local services from a Tesco to fruit and veg shops. In fact shops are not in short supply in this area. Each room [REDACTED] has been sensitively designed for student living with internet connections, desks, storage areas etc. The kitchen although a tight squeeze at Christmas has proved to be a wonderful area to socialize in as the kitchen and living area are joined. The bathroom rooms are of a luxury standard. It has proved to be perfect.

My review is completely honest. There is nothing we could complain about having lived here. The only changes we would make is a mirror in the kitchen so when sat at the bar with your back to the TV you could still watch it and a little more storage under the beds. - I think as

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housing goes that is VERY minor and in fact is us just trying to find something that not perfect - which you can see is pretty hard if that is the only improvements we would make!

I will stop there - I could go on for hours. I know any group would be happy here. My advice is treat your visit like an interview. You are up against a lot of groups who are crying out for this house. You will always find somewhere to rent in London. HOWEVER you will rarely find somewhere that will be fantastic value for money let alone a high standard of living or good accommodation. I have no doubt this house will become your home. It is perfect.

If you have any questions, concerns or want to know more regarding renting [REDACTED] then please do not hesitate to contact me. I will do my best to answer them. It is best to call me on my mobile - [REDACTED] a prompt answer.

[REDACTED]