

INTRODUCING ...



***BOUTIQUE BACKYARD  
BUNGALOW***

Welcome Pack

# MAIN MENU



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Properties?**



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# WHO IS F&S PROPERTIES?



Your go-to provider of serviced accommodation properties.

F&S Properties are ideal for short to mid term stays, contractors, relocations, emergency accommodation and leisure.

Our portfolio of properties includes a variety of affordable and premium options in various locations, including the picturesque Rhondda Valleys in South Wales, the seaside charm of Southend-on-Sea, and the vibrant energy of North London's Enfield. Each of our properties is conveniently located near amenities and attractions, ensuring that you have everything you need to make the most of your stay.

Whether you are seeking a cosy apartment or a spacious house, we ensure that each property meets our high standards of comfort and convenience. Our team work tirelessly to maintain and manage our properties, ensuring that you have a seamless, stress-free and personalised home away from home experience!



**07418 382269**



**[bookings@feelathome.properties](mailto:bookings@feelathome.properties)**



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# ABOUT THE PROPERTY



31 Brimsdown Avenue, Brimsdown, Enfield, London EN3 5EW  
(access instructions & key box codes are sent via direct message on the day of check-in)



Wi-Fi Network - **TP-Link\_F2F0**

Wi-Fi Password - **78559783**



[Property Web Link](#)



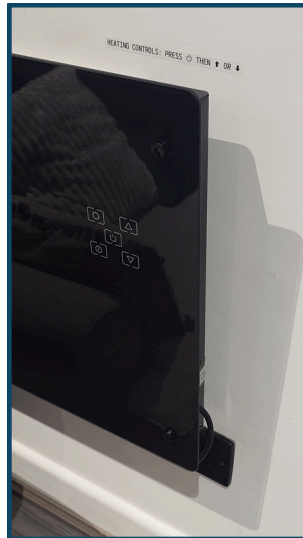
[Property Video Walkthrough](#)



Check-in - From 3pm onwards of arrival date  
Check-out - By 10am of departure date



Unrestricted road parking is available on the main road



## Heating Instructions

- Turn on the heating directly on the radiator.
- Ensure the fuse switch next to the radiator is switched on.
- Press the power button on the radiator.
- Adjust the temperature using up / down buttons.
- Make sure the sun symbol is displayed for heating to activate.
- Turn off the heating when not in use or before leaving.



# HOUSE RULES



No parties or events allowed.



Please don't eat or drink in the bedrooms.



No illegal substances allowed on the premises



No unregistered guests allowed.



Please turn off the heating when you go out.



Please do your dishes.



Please don't rearrange the furniture.



Please look after the furniture, or face paying damages.



Take extra care of your keys, or face a replacement fee.



Please respect the noise curfew.  
Quiet time = 10pm-8am.



Please take out your trash before you leave.



Please respect check-in and check-out times.



## POLITE REMINDERS



When you're not in the house could you please turn the heating off until you return.

Please take off shoes whilst in the house.



It's a no smoking property. If you do wish to smoke can you smoke outside in the garden.

Pets are not allowed anywhere on the property.



### **Before You Leave, Please:**

- ✓ Remove any food from the fridge and freezer.
- ✓ Do not leave perishable items in the cupboards.
- ✓ Turn off all lights and electronic devices (TV, coffee machine, etc.).
- ✓ Ensure the stove/hot plates are off.
- ✓ Lower the thermostats and turn off the heating.
- ✓ Close and lock all windows and doors.
- ✓ Check each room for any belongings you may have left behind.
- ✓ Return the keys to the key box as you collected them. Scramble the code and close the flap securely.

### **We'd Love Your Feedback!**

- ★ If you enjoyed your stay, please leave us a 5-star review—it really helps us!
- 💬 Have suggestions? Let us know via text/WhatsApp: +44 7418 382269

### **Book With Us Directly & Save!**

For future stays, reach out to us directly—we'd love to offer you a loyalty discount on your next booking.

Thanks again for choosing our property. Safe travels! 🚀

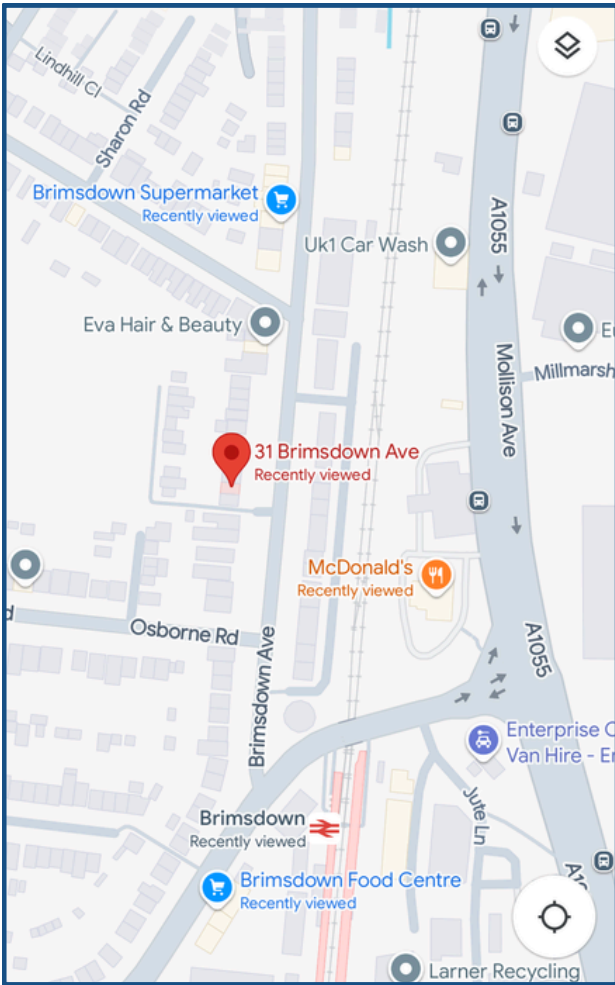
**Book directly at [www.feelathome.properties](http://www.feelathome.properties)**



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# GETTING AROUND



## Walk



- \* 2mins - Brimsdown Supermarket
- \* 2mins - Brimsdown Post Office
- \* 5mins - McDonalds (with drive thru)
- \* 8mins - Matalan Clothes Store
- \* 12mins - Marko Wholesale Superstore
- \* 15mins - The Range Homeware Store

## Car



- \* 10mins - Lea Valley Leisure Complex (incl. ODEON cinema)
- \* 19mins - Lea Valley White Water Rafting Centre

## Train



- \* 3mins away - Brimsdown Station (London Zone 5)
  - 8mins train ride to Tottenham Hale Station, then 2mins walk to Tottenham Hale Underground Station (Victoria Line)
  - 23mins train ride to Liverpool Street Station, in Central London. There are plenty of tube train and bus services from there

## Bus



- \* 2mins away - Brimsdown Station (stop D)
  - Route at this bus stop - 191 (Brimsdown Station to Edmonton Green Bus Station)
- \* 4mins away - Brimsdown Station (stop A)
  - Route at this bus stop - 307 (Brimsdown Station to Barnet Hospital)



# LOCAL ATTRACTIONS

(within ~30 mins of property)



## **BUCKINGHAM PALACE**

London SW1A 1AA

[www.rct.uk/visit/buckingham-palace](http://www.rct.uk/visit/buckingham-palace)

## **02 ARENA**

Peninsula Square, London SE10 0DX

[www.theo2.co.uk](http://www.theo2.co.uk)



## **LONDON EYE**

Riverside Building, County Hall, London SE1 7PB

[www.londoneye.com](http://www.londoneye.com)

## **NATIONAL GALLERY**



## **TOWER OF LONDON**



## **MADAME TUSSAUDS**



## **HARRODS**



## **LONDON ZOO**

