

London Property Management

Life's 2 Short is an independent residential property management service based in London. With a ten year track record, we offer an original approach to residential management.

Our small team of experienced property managers offers an unparalleled service which rivals that of industry leaders.

With a consistently satisfied existing client base, you can rest assured that our management services are both dependable and cost-effective.

Why Are We Different?

- **Fixed Price** - We offer a fixed price management service. We believe that home-owners should not have to pay a percentage of rental income for property management, and so we charge a fixed annual fee instead.
- **Lower Fees** - Our fees are universally lower than lettings and estate agents, giving you a higher rental income
- **Excellent Communication** - We believe that communication is critical. As part of this, all clients have a single point of contact within our dedicated team of professionals.
- **Comprehensive Service** - We're an efficient, professional, reliable and friendly team. We guarantee a smooth & stress-free client experience.

At Life's 2 Short we will manage your property efficiently, cost-effectively and with the highest level of service. Contact us today for a 'no obligations' chat on how we could benefit you personally.

"Life's 2 Short has been a wonderful asset to our family. As we live abroad and have a property in London there are many small things that need done that we can't do. Mark and his team are very efficient at finding the best person and best price to do any job and it's never too small. We have been using them for over 5 years now and will continue to do so even when we return. Thank you." – Marjie

About Us

Life's 2 Short has been offering property management services across London since 2003.

We are a small team but we have many years of experience in the London area. Over the years we have built close working relationships with a number of businesses and

individuals who assist us with looking after the maintenance of client properties (our renowned "black book"). Our strength lies not only in our management and experience, but also with these trustworthy businesses who provide the reliable maintenance services that our clients demand.

We believe that being independent and focused on property management provides our clients with a better service. Combined with our competitive fixed pricing, our clients benefit from a high level of service at a sensible price.

We are the **only** property management business in London offering a fixed price service. More detailed information can be found on our [FAQ](#) page.

Landlords

Private landlords can spend a lot of time managing their properties. Tenants expect an efficient and professional service and many landlords don't have the time to offer this. At the same time an increasing number of tenants are specifically looking for **managed** properties because they believe they will get quicker responses to requests as well as a more professional service.

Landlords usually turn to lettings agents and estate agents for property management services. However, many find that these agents provide an ineffective and expensive service, mostly because the agents focus on lettings and sales.

Life's 2 Short offers an independent and focussed approach. We ensure quick responses to both landlords and tenants. We reduce the time you spend managing your property and our fees are lower than lettings and estate agent fees.

We believe that a well-managed property will increase the chance of tenants extending their tenancies at the same time as minimising void periods.

78 York Street, London W1H 1DP

T: [+44 20 7100 3456](tel:+442071003456)

E: info@lifes2short.co.uk

[Privacy Policy](#)

Services

We offer a wide range of property management and related maintenance services. All our contractors are vetted and approved. Our services include:

- Repairs and maintenance
- Annual gas and electrical safety inspections / certificates

- Inventory reports
- Building and refurbishment projects
- Cleaning services
- Check-out management
- Key-holding service
- Management inspections
- Management of vacant properties (and between tenancies)
- Liaison with surveyors & other professional advisors
- Out of hours & 24×7 emergency service
- Property relocation

Pricing

We offer a fixed price property management service based on the size of your property.

Lettings and estate agents will generally charge a percentage of rental income for property management, so you pay more if your rental income is higher.

We don't believe you should pay more if your rent is higher. Our fees are based on the size of your property and we'll charge the same fee regardless of your rental income or where your property is located.

Our fixed fees are universally lower than you'll pay with a lettings agent.

FAQ

Do you offer Property Management services to all property owners?

The majority of our clients are private landlords but we also manage properties for freehold companies. We are able to offer block management services.

Why do I need Property Management services?

Managing your property can be time-consuming, particularly when there are repair or maintenance issues. Many tenants specifically look for managed properties as they expect a quick, professional service. Using Property Management services can therefore give you an advantage over landlords who manage their properties themselves. A well-managed property may also increase the chance of tenants extending their tenancies which in turn can reduce void periods. By appointing us,

landlords also benefit in having a useful intermediary in case of any property issues or disagreements.

How do I start using Life's 2 Short?

Please email or call us and we will be happy to discuss your requirements. We always prefer to visit your property if possible and there is no charge for this. If you need urgent assistance please let us know.

How quickly will you respond to property maintenance issues?

For urgent issues we will respond to emails and calls immediately. For less urgent issues we will respond within 24hrs. Our office hours are 9am-6pm Monday to Friday. We offer a 24/7 service for property emergencies.

Do you offer a lettings service?

We do not currently offer a standard lettings service but we would be happy to discuss your requirements.

Do you manage building and refurbishment works?

Yes, we are able to manage building and refurbishment works on your behalf. This service is not included as part of our standard annual Property Management service. Please contact us for further details.

Do you offer a 24/7 service?

Yes, we offer a 24/7 service. This is for genuine property emergencies only. We will be happy to respond to all other issues during office hours which are 9am-6pm.

Do you offer a key-holding service?

Yes, we offer a key-holding service, your keys will be coded and held securely.

Do you offer Property Management services to lettings agents?

Yes, we are able to provide Property Management services to lettings agents that do not offer this service to their clients.

Do you offer Property Management services for vacant properties?

Yes, we offer a service for vacant properties. We are able to make regular visits to your property, deal with maintenance issues and pay any bills on your behalf. You can decide how often we visit your property (e.g. once every fortnight, every month, every two months). Please contact us for further information.

Is there a printable version of the website?

A printable version of our website is available here.

Pricing

How does your pricing work?

We offer a fixed price service based on the size of your property, irrespective of location.

How do I pay for your service?

We offer a fixed price service based on the size of your property, irrespective of location.

Do you add a 10% 'administration' charge on top of maintenance costs, like most agents?

No, we do not add an administration charge to repair and maintenance costs. For example, if a gas engineer charges £90+VAT for a Gas Safety Certificate that is how much you will pay.