

A close-up photograph of a person's hand, wearing a grey sweater, using a key to unlock a door handle. The hand is positioned on the right side of the frame, and the key is inserted into the lock. The background is blurred, showing what appears to be a modern building with glass windows and dark frames. The lighting is soft and natural, suggesting an outdoor setting during the day.

Property Management

EXPERT CARE. EXCEPTIONAL TENANTS.
PROPERTIES THAT PERFORM.



Black Brick

Finding perfect properties



“

After 15 years of engaging with a number of property management service providers, I have found the right property management firm and will not be looking back.

“The quality, consistency and knowledge that the team brings to the table is unsurpassed. Whether it be managing relationships with letting agents, tenants, suppliers or contractors, the team provides unsurpassed service and make my life remarkably easy when it comes to overseeing my property portfolio.”

TRUSTEE – CHANNEL ISLANDS



Managing buy to let prime London property requires more than administration; it requires expertise, reliability and trust. At Black Brick, we combine meticulous oversight with a client-first approach, ensuring your property is maintained to the highest standard, tenants are well looked after, and investment performance is maximised.

Our services are perfect for overseas landlords, trustees, or new and inexperienced landlords who want to make the most of their property – and enjoy all the benefits without the stress.

Since 2007, we've helped our clients acquire over £2 billion worth of property across London and the Home Counties, and we now manage a wide range of these properties – from single buy-to-lets to larger portfolios held through corporate structures.

By managing every detail from maintenance to tenant liaison, you can enjoy consistent rental returns without the administrative burden.

HERE'S WHAT SETS US APART:



Building tenant trust

Regular inspections and proactive communication mean fewer surprises, smoother rent reviews and tenants who stay longer.



Smarter tenant selection

The best local agents are appointed for each property, with fees negotiated to secure value and attract quality tenants.



Hassle-free maintenance

Trusted contractors from our Black Book handle everything from urgent repairs to planned upgrades. With no commissions taken, you can be confident all works are carried out transparently and to the highest standard.



“

They are super-efficient, highly professional and very supportive with the property management of my London flat. It is no hassle to look after the property even though I live abroad. I highly recommend them.”

OVERSEAS LANDLORD

Our Approach

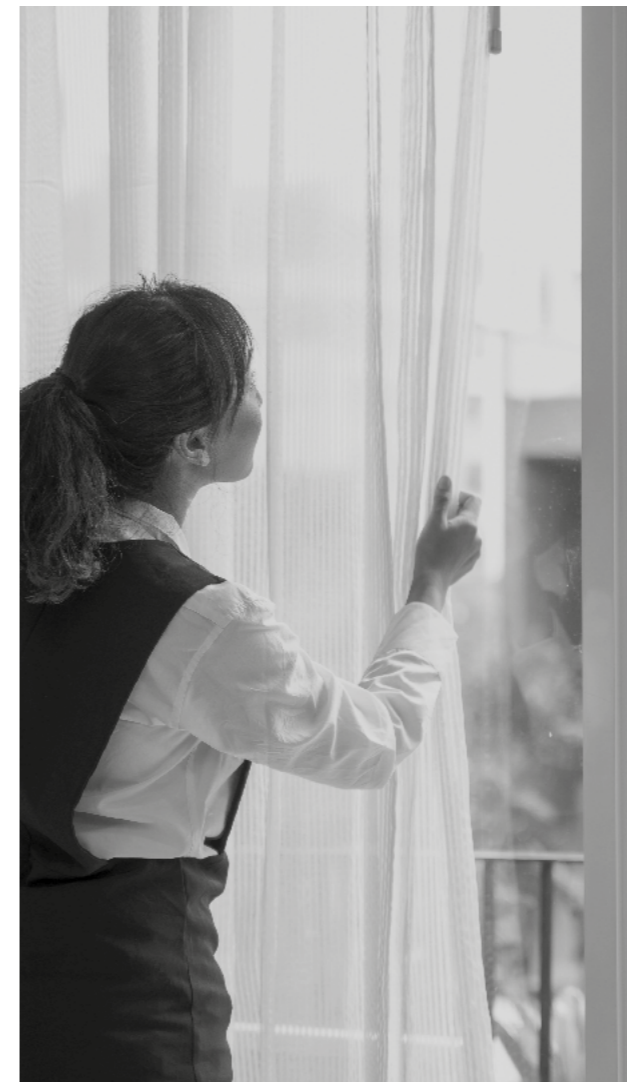
WHERE EVERY PROPERTY AND TENANT MATTERS.

Our low-volume, high-care model sits at the heart of our approach. With far fewer properties per manager than larger firms, every client, property, and tenant receive dedicated attention, ensuring each detail is managed with precision and discretion.

Designed for landlords who value personalised service and long-term

performance, this model provides a dedicated property manager as a single point of contact — proactive, responsive, and always focused on your priorities.

You will also remain fully informed. From evolving legislation to compliance requirements, you can be confident that everything is overseen and managed, keeping you ahead of potential issues.



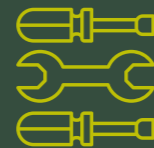
Protecting and Maximising Your Property

EXPERT CARE, SATISFIED TENANTS AND LEGAL COMPLIANCE – ENSURING YOUR RENTAL PERFORMS.



Tenant Management & Experience

Securing quality tenants through the most reputable local agents, managing handovers, ongoing queries, inspections and retention. Everything is handled seamlessly, giving you complete confidence that your property is well looked after and performing optimally.



Maintenance, Compliance & Oversight

All maintenance and upgrades are coordinated through our trusted Black Book network, with no commission taken – ensuring impartial advice and quality results. We also oversee legal and safety obligations, giving you peace of mind that your property remains compliant and secure at all times.



Prime Property Advice

Guidance on purchasing, refurbishing, and preparing properties to maximise rental potential and long-term value.



Ongoing Support

Regular reporting, coordination of service charges, and tenant liaison keep you fully informed of your property and the wider market – ensuring clarity and peace of mind.



Trustee & Corporate Owners

For properties held in trusts or companies, reporting, auditing support, and legal compliance are fully overseen.



Personalised Service

Our low-volume, high-care approach ensures every property receives dedicated attention, a level of service rarely achievable at larger firms.

“

Black Brick has been managing our investment property for over five years now and we have found them to be a breath of fresh air. They are proactive, efficient, and diligent – and their advice and suggestions have proven invaluable.

The various tenants in the property through the years have also been happy dealing with Black Brick, which speaks volumes about their professionalism and communication skills.

The team recently organised a refurbishment of the flat – arranging for and overseeing all the contractor works, which they ensured came in on budget and on time – resulting in a 15% uplift in rent, which we are very pleased with.”

PRIVATE LANDLORD



Managing a Multi-Apartment Investment in Shoreditch

LONG & WATERSON, SHOREDITCH, E2



CLIENT BRIEF

One of our clients bought six apartments in Long & Waterson, a 119-unit residential complex in Shoreditch – as part of a larger long-term £20 million investment in London property. The client sought a high-performing portfolio, with properties optimised for consistent rental income and long-term capital appreciation.

After buying the apartments, the client placed them in a Jersey-based trust, a legal structure that holds the properties on their behalf. Black Brick was then asked to manage the day-to-day management, lettings and legal responsibilities.

OUR APPROACH

All aspects of the investment are managed to maximise returns, giving the client confidence that the properties are secure and performing. We carry out regular property visits to make sure the apartments stay in great condition, and the tenants are satisfied.

Trusted letting agents are engaged to fill any void periods quickly – times when a property is unoccupied – while tenancy checks, inventories and paperwork are handled on the client's behalf. Simple improvements are recommended when tenants move out to help increase rent and overall returns. Clear, consolidated financial reporting keeps the client and their trust fully up to speed on income, costs and performance.

THE BLACK BRICK EFFECT

The apartments continue to be managed closely, giving the client confidence that tenants, repairs and compliance are fully looked after. Day-to-day management ensures the investment delivers consistent returns, with tenants satisfied and the property maintained to the highest standard.



Managing a Central London Portfolio

ISLINGTON SQUARE, ISLINGTON, NI



CLIENT BRIEF

To diversify their wealth and build a buy-to-let portfolio in Central London, our client purchased multiple units at Islington Square – a former Royal Mail sorting office in north London, now a residential and retail complex – following a bulk acquisition negotiated by our buying team.

The development blends period character with modern efficiencies and was secured at a notable discount, offering both solid rental income and long-term growth potential. Ownership was placed under a Jersey-based trust, and Black Brick was asked to manage lettings, legal compliance and the day-to-day running of the portfolio.

OUR APPROACH

We introduced a tailored management plan to protect the client's investment and make letting as smooth as possible. Trusted letting agents were appointed to market and pre-let units quickly, reducing any empty periods. Full tenancy checks and inventories were arranged on the client's behalf. Routine property visits ensure the apartments stay in great condition, tenants are settled, and long-term value is protected.

Tenants typically stay for 2-4 years, reflecting the care and attention they receive. Fast responses to maintenance issues and a willingness to reinvest in the properties mean problems are dealt with promptly. This approach builds tenant loyalty, reduces turnover costs and empty periods, and strengthens overall portfolio performance. Clear financial reporting keeps the client and their trust fully up to date on income, expenses and rental returns.

THE BLACK BRICK EFFECT

Black Brick continues to manage the Islington Square units proactively, acting as a single point of contact for lettings, compliance and contractors. By handling all the day-to-day details, we make it easier for the client to enjoy the benefits of their investment, confident the properties are well looked after, income-generating, and positioned for long-term growth.



Single Property Management for a Private Landlord

MONTAGU SQUARE, MARYLEBONE, W1



CLIENT BRIEF

The client, an overseas investor new to the UK market, sought a high-quality, centrally located London property with strong rental appeal and long-term capital appreciation potential. We sourced a three-bedroom apartment overlooking Montagu Square in Marylebone – a Georgian, Grade II listed building with garden views – and secured it with a £200,000 reduction on the asking price, adding immediate value from the outset.

OUR APPROACH

Since the purchase in 2019, we've taken care of the property in full – finding suitable tenants, carrying out checks, managing maintenance and compliance, and providing clear financial reporting. Our hands-on approach helps keep the apartment in excellent condition and ensures it remains let with minimal gaps.

THE BLACK BRICK EFFECT

With everything handled by Black Brick, the client enjoys reliable rental income and the prospect of future growth, without the demands of managing the property themselves.

Managing a Family Home from Abroad

STOKE BURY, SURREY, KT1



CLIENT BRIEF

In 2016, our client relocated overseas and needed a trusted partner to look after their London family home in their absence. They wanted reliable tenants, ongoing maintenance support, and complete peace of mind that their property would be well cared for – as it would be too difficult to manage from abroad.



“

We left our family home in the UK in 2016 and have had it managed by Black Brick ever since. It is hard to describe just how good the service is.

We have an old character home that requires constant fixing or maintenance – as a function of its age and high demand tenants – there is no way we would have had the patience that the Black Brick team has displayed over these years.

I highly recommend Black Brick to anyone wanting their property managed really well.”

OVERSEAS LANDLORD

OUR APPROACH

Given the age of the home, regular upkeep and proactive management were essential. We sourced suitable tenants, oversaw routine and specialist maintenance, and ensured the property remained in excellent condition. Tenant satisfaction was a priority, and we handled all day-to-day issues quickly and efficiently.

THE BLACK BRICK EFFECT

With a trusted management team in place, the client was able to step back completely from the day-to-day demands of ownership. The home has remained in excellent condition, occupied by long-term tenants, and fully compliant throughout – all without the client needing to return to London. That peace of mind has made all the difference.



We're ready when you are.

Whenever you're ready, we'd love to chat.
To arrange a confidential, no-obligation
consultation about your property and how
we could work together, please get in touch:



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