

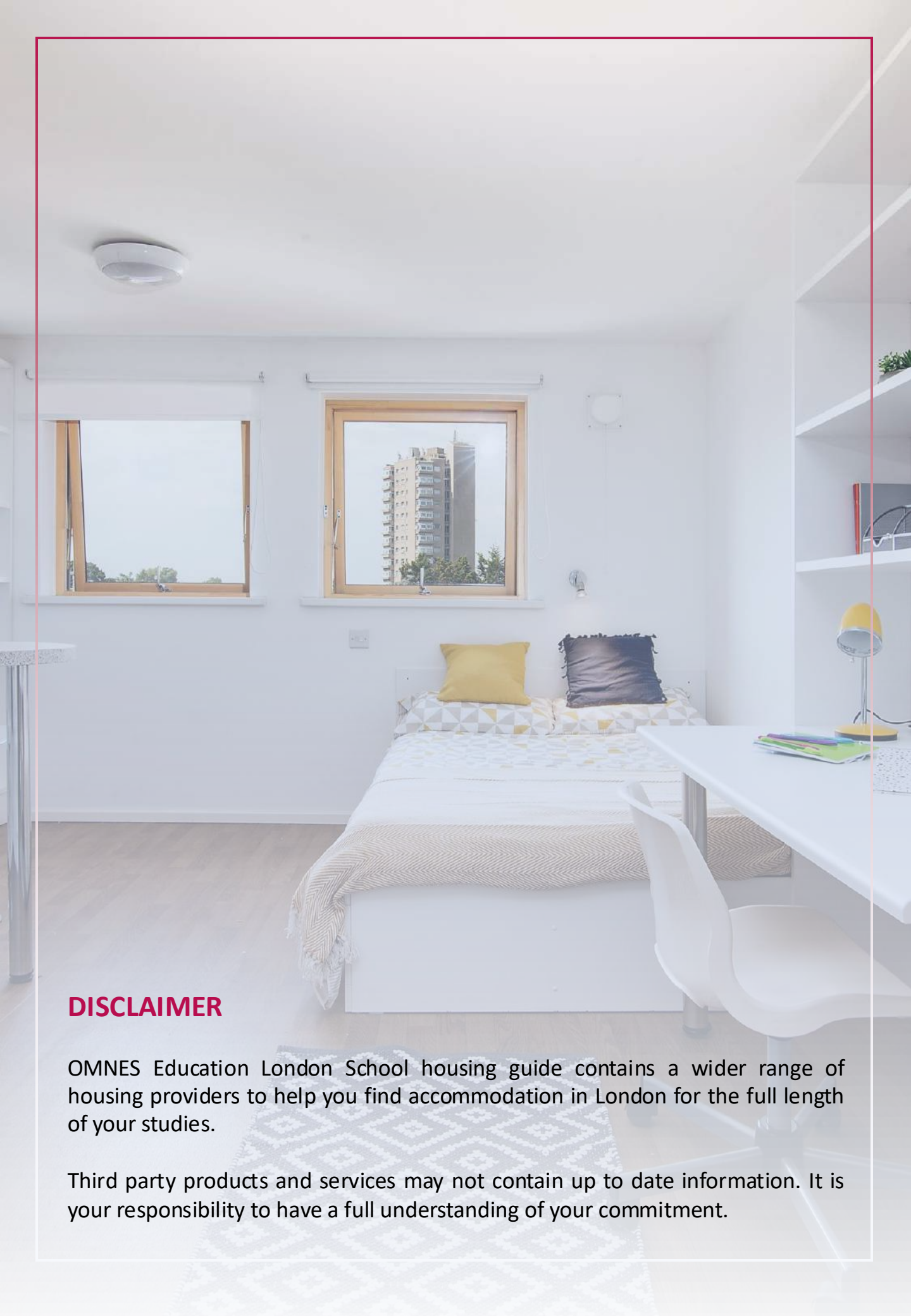
# LONDON

## HOUSING GUIDE

### INFORMATION PACKAGE



**OMNES**  
EDUCATION  
LONDON SCHOOL



## **DISCLAIMER**

OMNES Education London School housing guide contains a wider range of housing providers to help you find accommodation in London for the full length of your studies.

Third party products and services may not contain up to date information. It is your responsibility to have a full understanding of your commitment.

# LOCATION map

## OMNES Education London School

32 Aybrook Street, London W1U 4AW

Use the app 'CityMapper' to calculate how long journeys will take from specific addresses.

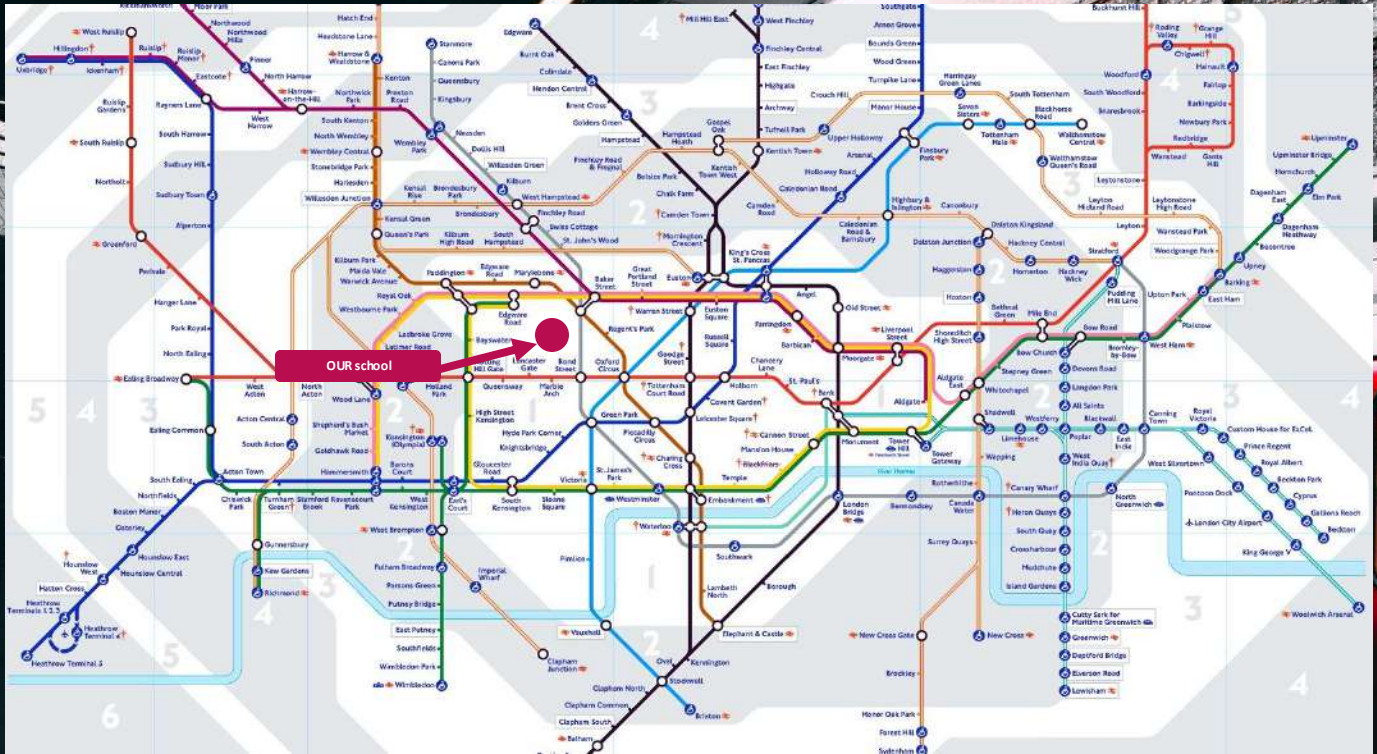
Tube stations closest to campus:

- BAKER STREET (this is the nearest station) - Jubilee, Bakerloo, Circle, Hammersmith & City & Metropolitan lines
- BOND STREET – Central line
- OXFORD CIRCUS – Victoria line
- REGENT'S PARK – Northern line



# TRAVELLING

*tips*



You can buy an **Oyster card** at all Tube, London Overground and most TfL rail stations. You need to pay £7 for the card and then top up (**weekly**).

! For tube & bus, if you use your **contactless bank card**, you do not need to buy a ticket. Please check with your bank on transfer fees.

Keep in mind that bus journey is cheaper. You can also walk, ride a bike. We do not recommend you driving in London (congestion charge & parking fees are high).

**PS: YOU CAN START 18+ STUDENT PHOTOCARD APPLICATION ON 1<sup>st</sup> SEPTEMBER (Semester 1) or TWO WEEK PRIOR (Semester 2) EXPECTED ARRIVAL DATE IN THE UK, PROVIDED YOU HAVE CONFIRMED UK ADDRESS. YOU MUST BE REGISTERED ON FULL SEMESTER PROGRAMME AT OELS.**



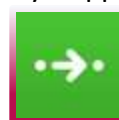
Find transport fares (copy & paste in browser)  
<https://content.tfl.gov.uk/adult-fares.pdf>

## Useful apps to travel in london

TfL Go



CityMapper



# before your search

1. Make sure you **take note of the travel time to campus** from each location. A direct tube line to campus is best and will mean you are less likely to ever be late.
2. Marylebone is an expensive area, however the areas further away tend to be less expensive. Rooms that are a walking distance from campus tend to be £950-£1,500 per month. Check [One dome](#) or [Time Out Guide](#) to understand the different areas of London.
3. Check agencies customer service reviews from others on their website or via [Trustpilot website](#).
4. Make sure you know **what bills are included** in your monthly/weekly rental price and services concluded (internet, gas, water, electricity, council tax). You must receive confirmation in writing.
5. If you book in advance, **send a confirmation email** to person/service requesting confirmation of your booking, to make sure they are aware of your arrival date and time in London.
6. Check [Money Supermarket](#) to find the best student broadband deals.

## IMPORTANT TIPS



# DURING your search

1

Start

Start with our recommended agencies and if no suitable options, then you can look other options online. **BE CAREFUL OF SCAMS!**

2

try

Use [CityMapper app](#) rather than Google Maps so that you know how long is your daily commute.

3

join

Join these Facebook groups: Omnes Education Student London School Student, Cercle des Français à Londres, les Filles de Londres.

4

remember

If you are dealing with an agency, you may be required to pay **deposit** (usually 1 month rental) before your move in date. Our recommended agencies are flexible on short-term stays.

Other agencies may ask you to sign a long-term contract, that may be longer than study period (**you will be penalised if you leave earlier**).

5

clarify

**Room types:** single or single en-suite (with bathroom), or twin rooms if you wish to share a room with a friend (cheaper option).



# When you found your place

- Make sure you **visit or take a virtual tour** via Teams / Facetime etc.
- **Do not sign a contract in a hurry** - make sure you understand and agree to the Terms & Conditions. Ask if any additional fees apply to your tenancy before signing your contract.
- Double check if you are exempted from **Council Tax** (*Taxe d'habitation*) (cf. last page).
- As soon as you move in, **report any damaged items** that may need fixing or replacing. Take photos of the room or items and email your agency / landlord immediately!
- We recommend **students to arrive in London a few days before** the start of classes, so that last-minute verifications can be completed.



If you have any questions or concerns, contact Vanessa :SEMMANDA at [housing@omneseducation.com](mailto:housing@omneseducation.com)



# OMNES EDUCATION

## recommendations

\*All prices are subject to changes depending on the provider and the date of the booking



LONDON NEST

1

Offers co-living space in West London. Negotiated rate for single en-suite room starts from **£320 per week**.

OMNES will share OFFERS prior arrival!

### Notes:

- Contact Nadya Popchuk [nadya@londonnest.com](mailto:nadya@londonnest.com) for booking enquiry.
- NO Deposit fee
- In addition to your rent fee, there will be additional fees:
- £100 Departure Cleaning fee
- £95 international bank account transaction fee
- Optional £50 Bedding Pack

**Payment term:** Payment in 2 instalments is permitted, but both payments must be received prior to arrival.

**Refund terms:** Can only be issue if tenant (or London Nest?) finds a replacement. You can find more details [here](#).



HOSTS INTERNATIONAL

2

Offer homestays and house share accommodation. Each house share is located in Zone 2 to Zone 5 , with an average journey time of 30- 50 minutes into Central London. Short/long term stays are both available.

House shares accommodate between 5 to 7 people, with a minimum stay of 2 weeks. Always ask **OMNES RATES**.



INTERNATIONAL STUDENT HOUSE

3

Single & twin en-suites with shared facilities, prices start from **£36 per nights**.





# STUDENT residences

## low budget

\*All prices are subject to changes depending on the provider and the date of the booking



SANCTUARY STUDENTS

4

Has several different halls around London, with short lets available in Zone 1 for a single semester. Cheapest room: en-suite room in Dinwiddy House from **£180 per week**.



LONDONIST

5

Offers accommodation with short stays available, with a range of different prices.

Please use this link for [OMNES rates](#). For booking enquiries: Vaishnavi Pawar, Londonist Sales Team-

[vaishnavi.pawar@londonist.co.uk](mailto:vaishnavi.pawar@londonist.co.uk)



UNILODGERS

6

Is the world's largest students accommodation marketplace, offering entire places, shared apartments, and private rooms.

Cheapest room: en-suite room in Emily Bowes Court for **£189 per week**.



BRITANNIA STUDENTS

7

Offers students residences as well as apartments. House shares and home stays are also available.

Short stays are available. Cheapest option: South Bank halls of residence starting at **£200 per week**.

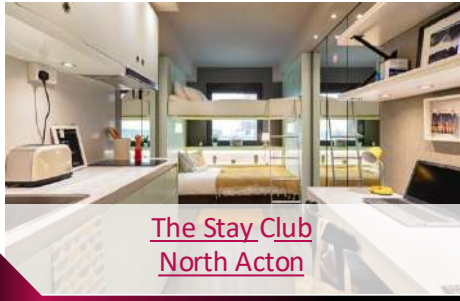


# STUDENT residences

## low budget

\*PARTNERSHIP OFFER:

**5% discount** for the whole stay booking fee. Make sure you mention you are joining **OMNES in London**.



[The Stay Club North Acton](#)

8

Studios are equipped with a double bed study space, kitchenette, bathroom and plenty of storage. Please request **OMNES RATES**.



[The Stay Club Camden](#)

9

Studios are equipped with a double bed study space, kitchenette, bathroom and plenty of storage. Please request **OMNES RATES**.



[The Stay Club Kentish Town](#)

10

Studios are equipped with a double bed study space, kitchenette, bathroom and plenty of storage. Please request **OMNES RATES**.

\*The Stay Club prices are subject to changes depending on the provider and the date of the booking.



[SPOT A HOME](#)

11

For your booking, please click on link here below (discount code included- **30% off on reservation fee**): <https://omneseducation.spotahome.com>

For modifications on booking or help directly on your profile, you can email Spotahome at: [partners@spotahome.com](mailto:partners@spotahome.com) and give them all your details, after booking support, please email at: [partnersupport@spotahome.com](mailto:partnersupport@spotahome.com)



# PRIVATE agencies

\*All prices are subject to changes depending on the provider and the date of the booking



Amber marsh

1

Student letting agency, with rooms in Marble Arch from £150 per week.



Black katz

2

Finds homes for over 2,000 students annually, with most properties having a minimum of 1 month rent.

The cheapest option is a studio apartment in Camden from £175 per week.

Branches in:  
Clapham, Crouch End, Camden,  
Hammersmith, Hackney  
Islington, West Hampstead,  
London Bridge, West End.



UNILODGERS

3

Slightly more expensive flats, but very short term stays available.

Rentals shorter than 1 month are available in:  
Bloomsbury, Euston,  
Hammersmith & Fulham.



# Other options

## hostels, flatshares

\*All prices are subject to changes depending on the provider and the date of the booking



[SPARE ROOM](#)

1

Offers flat share across the country. You can contact flatmate directly and ask questions before signing the contract. You can post your own room, when you wish to leave.



[MIND THE FLAT](#)

2

Mind the Flat offers co-living options, with a lot of cheap properties available. This is a good option for groups of students who want to live in the same property.



[YHA LONDON](#)

3

Youth hostels across the country, modern, affordable; some located around Oxford Street (walking distance to the campus), King's Cross & St Pauls at close proximity to the campus.



[LHA LONDON](#)

4

LHA manage hostels across London, all with easy transport links to campus.

Flexible contracts are available. Single or double rooms, some same gender dorms of up to 6 people are available. Prices from **£23.50/night** for short stays.

# COUNCIL TAX

## exemption

### COUNCIL TAX EXEMPTION

As a full-time student, you may be exempted from paying Council Tax.

First have a look at the website of your local council, then ask your agent/landlord/landlady how to proceed. You might have to do the process by yourself.

### CERTIFICATE REQUEST PROCESS

Omnes Education London School can issue a specific certificate for Council Tax Exemption.

Please send an e-mail to [london@omneseducation.com](mailto:london@omneseducation.com) with the following information:

- Your full name as stated on your passport
- The title of your programme
- Your UK address



If you have any questions or concerns,  
please contact:

## CONTACT

Vanessa SEMMANDA  
[housing@omneseducation.com](mailto:housing@omneseducation.com)



**OMNES**  
EDUCATION  
LONDON SCHOOL