

End of Tenancy Cleaning London: The Difference Between Done and Done Right



There is a version of end-of-tenancy professional cleaning in London that looks fine on the surface. The flat smells fresh, the floors are swept, and the bathroom looks decent enough. Then the agent walks in with the check-in inventory and starts going through it room by room. That is when things unravel.

Many tenants find this out the hard way. They put in the hours, they clean what they can see, and they still lose part of their deposit. Not because they were careless. Because [end-of-tenancy professional cleaning in London](#) is not the same as a weekly tidy. The standard is different. The checklist is longer. And the places agents look are not the places most people think to clean.

What “Done” Usually Looks Like

Most people clean the surfaces. Countertops wiped, sink scrubbed, toilet cleaned, floor mopped. That covers the obvious parts. And to be fair, it does make a flat look presentable.

The problem is that agents do not assess the flat by how it looks from the doorway. They open things. They check behind things. They crouch down and look at things most people walk past every single day without noticing.

A flat can look clean and still fail a checkout inspection. That gap between “looks clean” and “passes inspection” is where deposits get lost.

What Agents Actually Open and Check

Here is a short list of what gets checked on a standard London checkout:

- Oven interior, racks, and door seal
- Extractor fan filter and housing



- Inside the fridge and the rubber seal around the door
- Inside cupboards and drawers, including the backs and corners
- Behind the toilet and around the base
- Shower grout and tile grout
- Skirting boards along every wall
- Window sills and window frames
- Inside wardrobes and the tops of them
- Light fittings, switches, and plug sockets

None of these is obscure. They are on almost every inventory report. Yet they get missed in a self-clean, not out of laziness, but because people simply do not clean to that level in day-to-day life. There is no reason to. Until move-out day.

The Grout Problem

London has hard water. That is not an opinion; it is a fact. Thames Water classifies most of Greater London as a hard or very hard water area, which means limescale and mineral deposits build up faster here than in most parts of the country.

Grout is where this shows most visibly. Over a tenancy, grout darkens. Sometimes it goes grey. Sometimes black in the corners of a shower. A surface clean does not fix that. The grout needs to be scrubbed with the right products and tools.

This is one of the most common reasons London tenants lose their deposit money. The bathroom looks clean. The grout does not match the check-in photos. The agent notes it. The landlord deducts.



Steam Cleaning and What It Actually Does

Professional end-of-tenancy teams use steam cleaners. Not because it sounds good, but because steam penetrates grout lines, tile edges, and oven interiors in ways that cloth and spray cannot.

Steam cleaning also sanitises without leaving chemical residue. For kitchens and bathrooms, that matters. Agents can tell the difference between a surface that has been wiped and one that has been properly treated. The finish is different. The smell is different.

Most people do not own a steam cleaner. The ones available in shops are not the same as the commercial-grade equipment a professional team brings. That gap in tools is part of why the results are different.

The Oven Is Almost Always the Problem

Perhaps no single item causes more deposit disputes than the oven. It is used throughout the tenancy, grease builds up gradually, and by move-out, it has often been months since anyone cleaned it properly.

A professional oven clean involves removing the racks, soaking them separately, degreasing the interior walls, cleaning around the heating element, and working on the door glass from the inside. That takes time. It takes the right degreasers. And it cannot be rushed.

Agents open the oven on almost every checkout inspection. If it was clean at the start of the tenancy and it is not clean now, that is a deduction.



What “Done Right” Actually Means

A professional end-of-tenancy clean in London follows the same checklist as a letting agent. The team goes room by room, surface by surface, opening every cupboard, checking every seal, treating every patch of grout.

The clean covers:

- Full kitchen including oven, extractor, fridge, and all cupboards inside and out
- Bathroom limescale removal, grout scrubbing, and fixture cleaning
- All floors vacuumed to the edges, and hard floors mopped.
- Skirting boards, window sills, and window frames were wiped down.
- Interior windows cleaned streak-free
- Light fittings and switches were wiped.
- Wardrobes and storage cleaned inside.

The team brings professional equipment. Everything that needs treating gets treated properly, not just wiped over.

The Re-Clean Guarantee

If the agent flags something after the clean, the team comes back and fixes it. No extra charge, no argument. That guarantee is there because the work is done to a standard that rarely gets challenged, but when it does, it gets resolved.

Your deposit is protected. That is the point of all of it.

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