

Our Ref: JMA/VC/LISEWSKI

22 July 2002

Mr P Lisewski
23 Seaford Road
Enfield
Middlesex
EN1 1NS

Dear Mr Lisewski

RE: Flat D, 40 Gledstanes Road

I am now making the final arrangements with regard to the completion of your purchase and am taking this opportunity of enclosing a Financial Statement relating to the transaction together with our Firm's professional account in this matter, which I trust you will find to be in order. Where monies are required of you to complete the above transactions, all cheques should be made payable to Breeze & Wyles and in the form of a Building Society Counter cheque or Banker's Draft **(NOT a personal cheque)** which should arrive at our offices no later than 10am on the date of completion.

Before completion you should make the necessary application for supply of service at your new property by filling in the appropriate forms at the showrooms and please also make sure that you have adequate contents insurance before moving in.

Finally, with regard to the arrangements for completion, I am often asked what time completion can place. This is largely a matter for agreement between your Vendor and Purchaser although it is sensible to assume that in each transaction the Vendor should have the morning to move out and the Purchaser should have the afternoon say from 2.00 p.m. to move in. There is no legal significance in these times but once the property has been cleared you collect the keys to your new property from the Selling Agents.

BREEZE
AND
WYLES
SOLICITORS

River House
90 Church Street
Enfield Middx EN2 6AR
(Incorporating the Practice of
Roger Thompson & Co.)

Telephone 0208 366 6411
Fax: 0208 367 7288

DX 90611 ENFIELD TOWN

Website:
www.breezeandwyles.co.uk

Partners:

James H A Williams
(Under Sheriff for Hertfordshire)
Peter A Tunstall FCI Arb
Vaughan H S Townell
Alison J Snow
John M Appleton
Murray R Fraser
(Notary Public)
M Jane Dismore
Brendan C O'Brien
Teresa Braddon

Consultants:

Michael J Walshe
Roger J Thompson

Martyn Bateman (Practice Manager)
Malcolm High FCA (Accountant)

Other Offices at:

Turners Hill Chambers
1 Albury Grove Road
Cheshunt Herts EN8 8XR
01992 642333

Montagu House 68 High Street
Hoddesdon Herts EN11 8HA
01992 464552

114 Fore Street
Hertford Herts SG14 1AG
01992 558411

11 Ducketts Wharf
South Street **Bishop's Stortford**
Hertfordshire CM23 3AR



If there are any outstanding points which you wish to discuss prior to completion please let me know.

Yours sincerely,



JOHN APPLETON

Enc.

BREEZE

AND

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BREEZE

AND

WYLES

SOLICITORS

INVOICE NO. **E 22561**

Account No. JMA/VC/LISE1.1 22 July 2002

Mr P Lisewski

re

Purchase of 40D Gledstones Road

TO PROFESSIONAL CHARGES IN RELATION TO

River House
90 Church Street
Enfield Middx EN2 6AR
(Incorporating the Practice of
Roger Thompson & Co.)

Telephone 020 8366 6411

Fax: 020 8367 7288

DX 90611 ENFIELD TOWN

This firm is regulated by the Law Society
in the conduct of investment business

	AMOUNT		VAT RATE	VAT	
	£	p	%	£	p
Acting for you in connection with your purchase of the above mentioned property.					
Making all necessary searches and enquiries of the Local Authority and of the Vendor.					
Perusing draft Contract and approving the same. Subsequently, engrossing part for signature by you.					
Investigating Title and making Requisitions. Drawing and engrossing Transfer.					
Making arrangements to complete and completing. To include all necessary correspondence, attendances, photocopying, facsimiles, postage and telephone calls.					
Our Costs	450	00	17.5	78	75
Indemnity Fund Contribution	40	00	17.5	7	00
PAID ON YOUR BEHALF					
Bankruptcy Searches	2	00			
Land Registry Search fee	6	00			
Barclays Bank Telegraphic Transfer fee	30	00	17.5	5	25
With Compliments					
TOTAL £ 619.00					

Please see notes overleaf

James H A Williams, Peter A Tunstall FCI Arb, Vaughan H S Townell, Alison J Snow
John M Appleton, Murray R Fraser, M Jane Dismore, Brendan C O'Brien, Teresa Braddon.
Offices at: Enfield, Hoddesdon, Hertford, Cheshunt and Bishop's Stortford

VAT Registration number 221 1859 88

FINANCIAL STATEMENT

Purchase of 40D Gledstones Road, London
CHARTFIELD to LISEWSKI

Purchase Price	£249,000.00
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LESS

Deposit	£24,900.00
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£224,100

ADD

Stamp Duty	£2,490.00
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Land Registry Fees	£300.00
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Local Authority Search	£154.50
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Drainage Enquiries	£37.50
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Landlords Registration Fee	£82.25
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Approximate Apportionments	£250.00
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Breeze & Wyles Costs and Disbursements (incl VAT)	£619.00	<u>£3,933.25</u>
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£228,033.25

LESS

Balance paid on account	£200.00
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Mortgage Advance	£211,975.00
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From Client	£15,858.25
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