

## PROPERTY INFORMATION FORM

**PROPERTY**            FLAT D, 40 GLEDSTANES ROAD LONDON W14

**SELLER**             DIPROSE

**1. BOUNDARIES**

- 1.1 Who owns all the boundary walls, fences, hedges, ditches or other boundary features?**

See title documentation supplied.

- 1.2 Who accepts responsibility for repairing the above?**

The Seller does not know.

- 1.3 If there is no definite indication, please state which boundary features have been maintained or repaired by the Seller or those which the Seller considers to be his responsibility.**

None.

- 1.4 Has the position of any boundary feature been altered during the last 20 years?**

Not as far as the Seller is aware.

**2. DISPUTES**

- 2.1 Please give full details of any past or current disputes which in any way relate to the property or its use, or any adjoining or neighbouring property or their use.**

None so far as the Seller is aware.

- 2.2 Have there been any disputes relating to any covenants or any boundaries affecting the property?**

None so far as the Seller is aware.

**3. NOTICES**

- 3.1 Please give full details of all notices given or received that relate to the property, to its use or to its covenants or boundaries.**

No notices have been received or given but please rely upon your own search and enquiries.

- 3.2 Please give full details of any notices given or received relating to any adjoining or neighbouring properties or its covenants or boundaries.**

See above.

- 3.3 Is the Seller aware of any correspondence or negotiations with any local or other authority which might affect the property?**

See above.

**4. GUARANTEES**

**If the property has the benefit of any guarantees**

There are no guarantees

- 4.1 Please supply copies together with details or specifications of work done.**
- 4.2 Please indicate what claims (if any) have already been made under the guarantee and with what result.**
- 4.3 If appropriate, have notices of assignment of the guarantee been given in the past?**

**5. SERVICES**

- 5.1 Please give details of any services or conducting media other than mains which pass under or over any adjoining or neighbouring property.**

The property is connected to the usual services but the Seller does not know the exact routes of pipes, wires and cables connecting such services.

- 5.2 Please give details of any services or conducting media other than mains which pass under or over the property and serve any adjoining or neighbouring property.**

See above.

- 5.3 Please give full details of all legal rights enjoyed to ensure the benefit of uninterrupted services, eg easements, wayleaves, licences, etc.**

See above.

**6. FACILITIES**

- 6.1 With regard to the use of any joint facilities (such as accessway or drainage), please supply full details of all contributions made or requested towards the repair, renewal, maintenance or use of such facilities or any obligations for making such contributions.**

Yes, see replies from Management Company.

- 6.2 Who is responsible for the collection of the contributions and for the renewal, repair or maintenance of such facilities?**

See above.

- 6.3 Please give details of sums paid or owing.**

See above.

- 6.4 Please indicate whether the payments are of a regular nature.**

See above.

- 6.5 In order to repair or maintain this property or any of its boundary features, has the Seller found it necessary to enter onto any adjoining or neighbouring property? If so, has permission been obtained?**

The Seller has not found it necessary to do so.

**7. ADVERSE RIGHTS**

- 7.1 Please give full details of all overriding interests affecting the property as defined by the Land Registration Act 1925 Section 70(1).**

The Seller is not aware of any such interests but the property is sold subject to any that may exist.

- 7.2 Is the Seller aware of any rights or other arrangements of either a formal or informal nature which affect the property other than those already disclosed in the draft contract? If so, full details should be supplied.**

The Seller is not aware of any such rights or arrangements but please rely upon your own inspection and enquiries.

**8. OCCUPIERS**

- 8.1 Please provide the full names, and ages if under 18, or all persons who are in occupation of the property.**

There is a tenant at the property who will vacate before contracts are exchanged.

- 8.2 (a) Do any of the people mentioned in 8.1 have any legal right or equitable interest in the property or any rights of occupation?

See above.

- 8.2 (b) If so, please supply full details and indicate if such person will sign the contract to confirm that vacant possession will be given on the contractual completion date.

n/a

**9. RESTRICTIONS**

- 9.1 If the property is subject to any restrictive covenant or other restriction which requires consent to be given for certain acts or plans, please provide written evidence of any such consent or approval.

The Seller is not aware of any consent that should have been obtained.

- 9.2 Is the Seller aware that any necessary consent was not in fact obtained?

See above.

- 9.3 Does the Seller know who has the benefit of such restrictive covenants? If so, please provide the name and address of the person or company having such benefit or the name and address of his or the company's solicitors.

n/a

**10. PLANNING**

- 10.1 Has the Seller (or to his knowledge any previous owner) carried out any alterations or additions to the property during the last four years?

No

- 10.2 If so, did such alterations or additions require planning consent, building regulations or bye-law approval or listed building consent?

See above.

**11. MECHANICS OF SALE**

- 11.1 (a) Is this sale dependent on the Seller buying another property?

No.

- (b) If so, what stage have the negotiations reached?

n.a..

11.2 (a) Does the Seller require a mortgage?

N.a.

(b) If so, has an offer been received or a mortgage certificate obtained?

N.a.

11.3 How soon after exchange of contracts does the Seller anticipate being able to give vacant possession of the whole of the property?

To be discussed upon exchange.

**12. OUTGOINGS**

12.1 Has the Seller paid any annual or periodic charges other than water and general rates or community charge which affect the property?

Only the usual outgoings in respect of a domestic property.

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**MARTIN TOLHURST PARTNERSHIP**  
Seller's solicitors

**Dated 20 May 2002**