

Our Ref: JMA/JL/VC/LISEWSKI

30 May 2002

Mr P Lisewski  
23 Seaford Road  
Enfield  
Middlesex  
EN1 1NS

Dear Mr Lisewski

**40D Gledstanes Road, London, W14 9HU**

Further to previous correspondence, I write to inform you that I have received replies to the majority of our enquiries from your Seller's Solicitors with regard to your proposed purchase of the above mentioned property.

Accordingly, I enclose herewith a copy of the Fixtures, Fittings and Contents form for your information. If there are any discrepancies kindly forward to me your written confirmation of the same.

I also enclose a copy of my letter of today raising the initial enquiries and confirm that I am putting in hand the Local Authority Search.

I am often asked by clients if there is anything they should be doing to push matters along whilst I make my searches and enquiries prior to reporting in readiness for an exchange of contracts.

Firstly, if you are purchasing a Leasehold property please check with me whether buildings insurance is arranged by the Freeholder. If this is the case, you need not trouble yourself further with regard to Buildings Insurance.

However, if you are purchasing a freehold or leasehold property where it is your responsibility to arrange Buildings Insurance and you are not taking the Buildings Insurance offered by your lender, it is essential that you forward to me a copy of the proposed summary of insurance cover provided by the alternative insurer. It will then be necessary to obtain your lender's approval of the same prior to an exchange of contracts, since such buildings insurance is required to be put on risk on an exchange of contracts. Kindly note some lenders

---

# 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](http://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

take what seems to be an eternity to give their written approval.

For your information the criteria of lenders for accepting such alternative buildings insurance invariably will be as follows:-

1. ALL RISKS INCLUDING SUBSIDENCE AND HEAVE
2. INDEXED LINKED
3. POLICY IN THE JOINT NAMES OF YOURSELVES AND YOUR LENDER
4. MINIMUM SUM INSURED AS ADVISED BY YOUR LENDER

Prior to advancing your loan, some lenders will require an actual policy number it would be prudent to check that your alternative buildings insurer can provide such policy number in the time allotted between an exchange of contracts and completion. For example if it is necessary to complete your purchase within seven days would such policy number be available in the event it was required by your lender prior to issuing your loan.

Secondly, if you are not utilising an existing policy, kindly ensure that you have acceptance terms for any life insurance or endowment cover being arranged in connection with your loan. Such cover should be sufficient to cover the amount you are borrowing. Once again, such policy will be required to be put on 'risk' at exchange of contracts since it is at this point you are contractually bound to complete your purchase.

The above are, strictly speaking, financial aspects and in this connection you should consult your financial adviser for further guidance. The reason I am bringing the above matters to your attention at this point is that in many cases absence of the above can delay matter considerably. Kindly note it will not be possible for me to exchange contracts on your behalf until I have confirmation of buildings insurance and life cover.

I shall contact you again in due course.

Yours sincerely,



**JOHN APPLETON**

Enc.

# 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](http://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



Our Ref: JMA/JL/VC/LISEWSKI  
Your Ref : RJC KH DIPROSE

30 May 2002

Martin Tolhurst Partnership  
Solicitors  
DX 56003  
STROOD

Dear Sirs

**40D Gledstanes Road, London, W14 9HU**

Thank you for your letter of 21 May further to which we are pleased to return the Contract approved as amended and pending receipt of our Clients Local Authority Search, would be grateful for your replies to the following:

1. Please let us have the original file plan or a copy which clearly shows the title number stated on the office copy and in the contract.
2. On the basis that you have supplied the Freehold office copy we would also be grateful for a copy of the file plan relating thereto.
3. We note your Client only purchased in September 1999 and is selling within 5 years on which basis please confirm that the property was not acquired at an undervalue or by Deed of Gift.
4. In relation to the management company's reply to question 3 we note that there is no mention of ground rent. Kindly confirm. In relation to reply to enquiry 4, the end of year for June 2001 was missing and we will be grateful to receive the same however, are there only audited company accounts available or is the company able to provide the usual service charge accounts supplied to Lessees. We refer to the management replies of 14 May to your enquiries of 9 May and would be grateful for further replies to your enquiries 6 and 8 of your letter of 9 May.
5. Please let us have the end of year accounts for the period of 30 June 2001.
6. Please confirm that on completion you will hand over your Clients original Share certificate together with a signed Stock Transfer Form. We are quite happy for your Client to sign a blank Stock Transfer Form.

# 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](http://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

Community  
Legal Service



7. We refer to the Lease Plan supplied and would be grateful for a further copy showing the property edged red. The plan seems rather empty and without detail. Is this the exact plan from the Lease?
8. In relation to the Deed of Covenant, please confirm whether delivery of the same to the company should be accompanied by a fee.
9. Please indicate when it is anticipated that the tenant will vacate the premises.

As requested we enclose draft Transfer in duplicate and look forward to hearing from you in reply to the above.

Yours faithfully,

**BREEZE & WYLES**

Enc.

**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](http://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

Community  
Legal Service



# FIXTURES FITTINGS AND CONTENTS (3rd edition)



Address of the Property:

40d Gledstones Road London R2X

1. Place a tick in one of these three columns against every item.
2. The second column ("excluded from the sale") is for items on the list which you are proposing to take with you when you move. If you are prepared to sell any of these to the buyer, please write the price you wish to be paid beside the name of the item and the buyer can then decide whether or not to accept your offer to sell.

TV Aerial/Satellite Dish	✓		
Radio Aerial			✓
Immersion Heater			
Hot Water Cylinder Jacket			✓
Roof Insulation			✓
Wall Heaters	✓		✓
Night Storage Heater			✓
Gas/Electric Fires			✓
Light Fittings:			
Ceiling Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall Lights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lamp Shades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N.B. If these are to be removed, it is assumed that they will be replaced by ceiling rose and socket, flex, bulb holder and bulb.			
Switches	✓		
Electric Points	✓		
Dimmer Switches			✓
Fluorescent Lighting			✓
Outside Lights			✓












Telephone Receivers:			
British Telecom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Own	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Burglar Alarm System			✓
Complete Central Heating System	✓		
Extractor Fans	✓		
Doorbell/Chimes			✓
Door Knocker			✓
Door Furniture:			
Internal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Double Glazing	✓		
Window Fitments	✓		
Shutters/Grills	✓		
Curtain Rails	✓		
Curtain Poles	✓		
Pelmets	✓		
Venetian Blinds			✓
Roller Blinds			✓
Curtains (Including Net Curtains):			
Lounge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bedroom 4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Rooms (state which)			
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpets and other Floor Covering:			
Lounge	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dining Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hall, Stairs and Landing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bathroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bedroom 4			
Other Rooms (state which)			
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Storage Units in Kitchen			
<b>Kitchen Fitments:</b>			
Fitted Cupboards and Shelves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator/ Fridge-Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extractor Hood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hob	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cutlery Rack	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Spice Rack	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (state which)			
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchen Furniture:</b>			
Washing Machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tumble-Drier	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cooker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (state which)			
1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Bathroom Fittings:			
Cabinet	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Towel Rails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Soap and Toothbrush Holders	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet Roll Holders	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fitted Shelves/Cupboards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Sanitary Fittings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower	✓		
Shower Fittings	✓		
Shower Curtain	✓		
Bedroom Fittings:			
Shelves	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitted Wardrobes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitted Cupboards	✓		
Fitted Shelving/Cupboards	✓		
Fitted Units	✓		
Wall Mirrors	✓	MIRROR IN LARGE BEDROOM NOT INCLUDED	
Picture Hooks	✓		
Plant Holders	✓		
Clothes Line			✓
Rotary Line			✓
Garden Shed			✓
Greenhouse			✓
Garden Ornaments			✓

Trees, Plants and Shrubs			
Garden Produce			
Stock of Oil/Solid Fuel/Propane Gas			
Water Butts			
Dustbins			
Other 2 SOFAS IN LOUNGE BEDS IN EACH ROOM SHELVES IN KITCHEN TV+VIDEO STACK IN LARGE BEDROOM COMPUTER DESK DRAWING SHEET IN LARGE BEDROOM	   		


Please tick the right answer

1. If you have sold through an estate agent, are all items listed in his particulars in the sale?

YES	NO
-----	----

If "No", you should instruct the estate agent to write to everyone concerned correcting this error.

2. Do you own outright everything included in the sale?

YES 	NO: (PLEASE GIVE DETAILS)
--	---------------------------

(You must give details of anything which may not be yours to sell, for example, anything rented or on HP)

---




---

N.B. If you are removing any fixtures or fittings you must make good any damage caused.

You are also responsible for removing all your possessions, including rubbish, from the property, the garage and any outbuildings or sheds.

Signed Seller(s):

  
.....  
.....

