

1962

LON/OOAN/OLR/2010/0322

**DECISION OF THE LEASEHOLD VALUATION TRIBUNAL
ON AN APPLICATION UNDER THE LEASEHOLD REFORM HOUSING
AND URBAN DEVELOPMENT ACT 1993 SECTION 51(1)**

PROPERTY: GROUND FLOOR FLAT 39 BRONSART ROAD
LONDON SW9 6AJ

APPLICANT: JAMES DOUGLAS EVERETT

Represented by: Callaghans, Solicitors

Valuer: Jim Thomas BSc (Hons) MRICS of Douglas & Gordon,
Surveyors

RESPONDENT: KEITH HOWARD CHAPMAN

Missing Landlord

TRIBUNAL

Mrs T I Rabin JP Chairman
Mr C White FRICS

Date of Tribunal's decision: 11th May 2010

GROUND FLOOR FLAT 39 BRONSART ROAD LONDON SW9 6AJ

FACTS

1. The Tribunal was dealing with an application under Section 50 of the Leasehold Reform Housing and Urban Development Act 1993 ("the 1993 Act") for a determination of the long leasehold value of the property known as Ground Floor Flat 39 Bronsart Road London SW9 6AJ (the Premises"). The Applicant is Mr James Douglas Everett, the long leaseholder of the Premises, which he holds under a lease dated 4th December 1985 for a term 99 years from 23rd June 1985("the Lease").
2. The Applicant's predecessors in title served a Section 42 Notice under the 1993 Act on the Respondent by recorded delivery at his address as shown on HM Land Registry on 14th September 2009 exercising their right to an extension of the Lease. On the same day the Applicant purchased the Lease and the benefit of the rights under the Section 42 Notice were transferred to him.
3. The Respondent failed to return a copy of the Notice with an acknowledgement of service or serve a counter notice by the required date, being 20th November 2009 in accordance with the Section 42 Notice and the Applicant's predecessors in title assigned the benefit of the Lease to the Applicant on 30th November 2009.
4. In the absence of any response from the Respondent, an application was made to the West London County Court on 29th December 2009 for a vesting order. The Court served notice that there would be a directions hearing on 24th May 2010 on both the parties and on 25th February 2010 the notice served by the court was returned marked "gone away". On 25th March 2009 District Judge Nicholson made an order adjourning the hearing and referring the matter to the Leasehold Valuation Tribunal to determine the terms of the lease extension for the Premises.
5. The county court has power under Section 49(1) of the 1993 Act to make an order determining the terms of acquisition of an extended lease where the landlord has failed to respond to a Section 42 Notice. Accordingly the Tribunal will determine the terms of the extended lease in accordance with the order of District Judge Nicholson.

REPRESENTATIONS

6. There was no hearing and the Tribunal considered the bundle of documents and the valuation report provided by Mr Jim Thompson Bsc (Hons) FRICS.
7. In his valuation report Mr Thompson proposed the following:
 - Valuation Date is 14th September 2009
 - The Premises are leasehold for a term of 99 years from 23rd June 1985 at a ground rent of £150 per annum for the first 33 years, £300 for the second period of 33 years and £450 for the remainder of the term

- The Premises are located on the ground floor of a mid terrace converted houses divided into two self-contained flats. The subject flat has one reception room, two bedrooms, kitchen and bathroom and exclusive use of the rear garden
 - The freehold vacant possession value is £350,00
 - The value of the extended lease is £346,500
 - Value of the existing lease is £330,750
 - The relativity is 94.5%
 - The capitalisation rate is 7.5%
 - The deferment rate is 5.25%
8. Mr Thompson produced details of sales of similar properties in Bronsart Road and the surrounding area that had been sold on long leases as well as taking into account the purchase price of the Premises of £335,000, which included the benefit of the Section 42 Notice. Mr Thompson also took account of the potential obligation to pay £8,195 being the figure offered in the Section 24 Notice. He used the comparable evidence to reach the figures as stated above. In reaching the relativity of 94.5 % adopted he used settlements in which he had been involved of properties with similar lease terms, the Beckett & Kay Graph of Graphs and earlier LVT decisions.
9. Mr Thompson said that there were no improvements to be taken into account. He adopted a yield of 7.5% based on yields used in the LVT cases quoted in his valuation and which had similar unexpired lease terms. He noted the deferment rate of 5% as used in **Cadogan v Sportelli** as confirmed by the Lands Tribunal and the Court of Appeal and also referred to the **Zuckerman** case where the Lands Tribunal made a determination of a reversion rate of 6% and pointed out that the high deferment rate in this case was due in part to the analysis of the title structure. He noted that the 1% increase above the rate fixed in **Cadogan v Sportelli** included an additional .25% to take into the responsibility of managing the building. Consequently, he used a deferment rate of 5.25%
10. Mr Thompson proposed an enfranchisement price of **£13,200** as shown in his valuation in the Appendix
11. In view of the detailed information provided by Mr Thompson the Tribunal determined that an inspection was not necessary in the circumstances.

DECISION

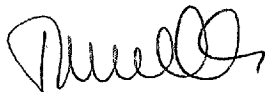
12. The Tribunal is of the opinion that the valuation date is the date that the application was accepted by the County Court, namely 29th December 2009. The valuation date used by Douglas and Gordon is 14th September 2009, being the date of the Section 42 Notice. The Tribunal has considered these two dates and the impact on the valuation and is of the opinion that the effect would be de minimis. The Tribunal takes the view that the valuation has been properly undertaken and that the valuer has used sufficient comparables to provide a fair long lease valuation. Whilst the yield rate is at the higher end of the scale, the Tribunal notes that the valuer has used a rate of 5.25% as the deferment rate and

accepts this and also notes the rationale as to why the valuer selected that rate, having applied the reasoning in **Zuckerman**.

13. The Tribunal noted the manner in which the valuer had arrived at the relativity of 94.5% and, bearing in mind that this is a matter of interpretation and personal experience of the valuer, the Tribunal accepts that the figure for relativity is reasonable for a lease of just under 77 years unexpired.
14. So far as the Tribunal is aware, no ground rent has been paid in recent years and, whilst the Limitation Act 1990 allows for arrears of ground rent for up to six years to be recovered, Section 166 of the Commonhold and Leasehold Reform Act 2002 states that a tenant is not liable to make a payment of rent unless the landlord has served a notice relating to the payment of rent as specified in the notice. No evidence has been provided that such a notice has been served and the Tribunal has no power to make an order for payment of ground rent arrears.
15. The Applicant's representatives have provided a copy of the existing lease but have not asked the Tribunal to consider the terms of the extended lease to be granted. The extended lease when granted should be for a term of 90 years from the expiry date of the Lease and at a peppercorn ground rent from the date of any vesting order to be made.

DETERMINATION

16. The Tribunal therefore concludes that the price to be paid for the extended lease of the Premises is **Thirteen Thousand Two hundred pounds (£13,200)** in accordance with the valuation in the Appendix



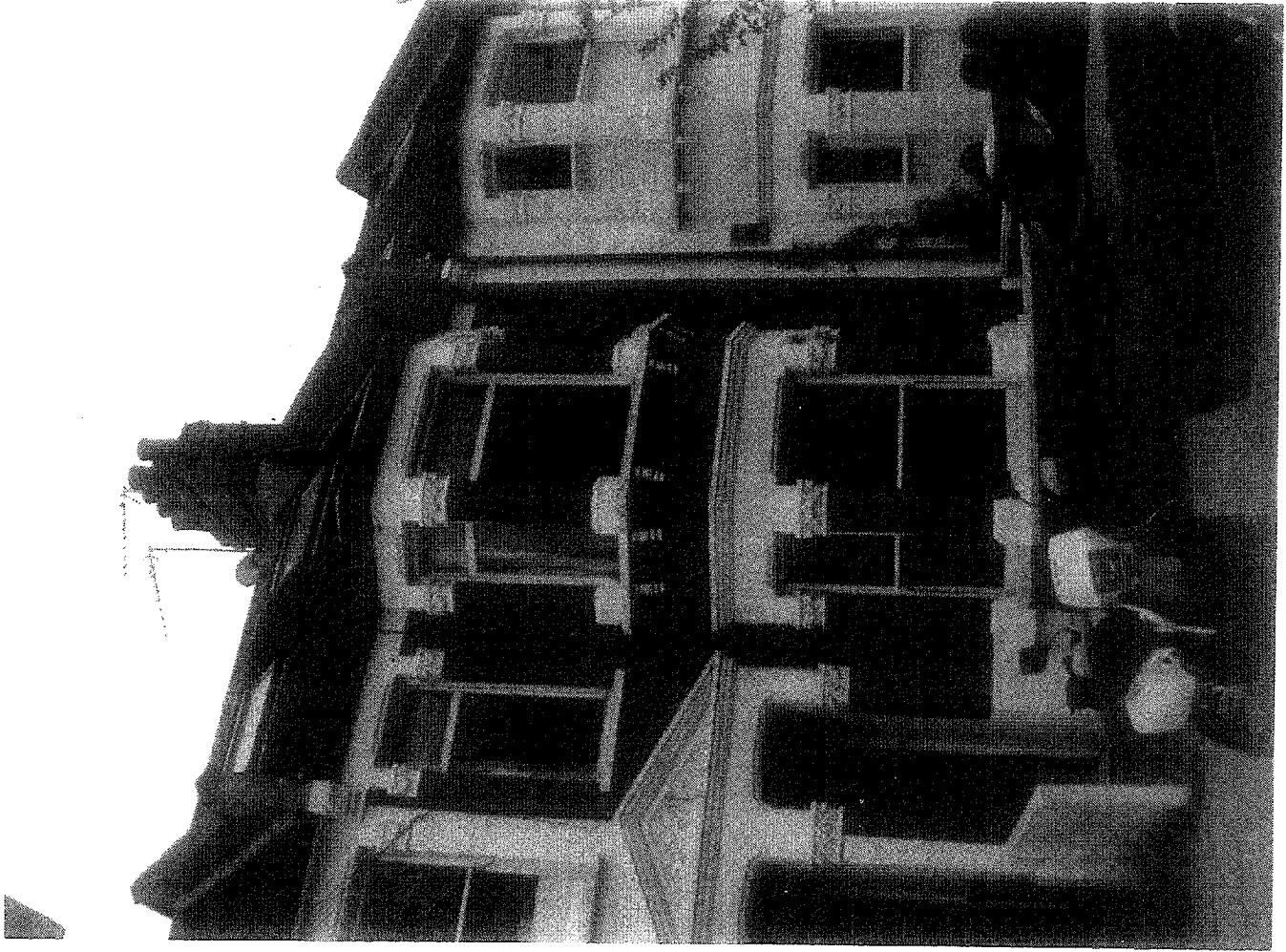
CHAIRMAN
Mrs T I Rabin

Date: 11th May 2010

APPENDIX
Valuation by Jim Thompson

Ground Floor Flat
39 Bronsart Road
London SW6

Valuation for: Callaghans Solicitors



Professional Valuations Department
37 ixworth Place
London
SW3 3QH

Tel 020 7591 8746
Fax 020 7052 9745
Email valdep@ding.co.uk
www.douglasandgordon.com

Our Ref: JAT/jr

Callaghans Solicitors
Firlex House
18 Firgrove Hill
Farnham
Surrey
GU9 8LQ

Douglas Gordon

For the attention of Mr D Dosani

20th April 2010

Private and Confidential

Dear Sirs

Re: Ground Floor Flat, 39 Bronsart Road, London SW6 6AJ

1.0 Terms of Reference:

- 1.1 I have been instructed to provide a valuation report as an expert witness in regard to my opinion of the price the leaseholder of the above property should reasonably pay to acquire a statutory 90-year lease extension at a peppercorn ground rent pursuant to a Leaseholder's statutory rights under the provisions of the Leasehold Reform, Housing & Urban Development Act 1993 ('1993 Act'), as amended by the Commonhold and Leasehold Reform Act 2002 ('2002 Act').
- 1.2 I understand that a claim for a statutory lease extension was made by way of the serving of a Section 42 Notice on the freeholder on 14th September 2009, however the freeholder is absent and it has not been possible to make contact with him to agree a premium. The West London County Court has referred the matter to be determined by the London Leasehold Valuation Tribunal.
- 1.3 I have taken the date of this valuation as being 14th September 2009, this being the date of the serving of the Section 42 Notice by the former leaseholder of the property on the freeholder making a claim for a statutory lease extension. I understand the benefit of this notice was assigned to the current leaseholder on completion of the sale transaction to continue the claim.
- 1.4 In accordance with your instructions I carried out an inspection of the above property on Monday 19th April 2010.

2.0 Personal Details

- 2.1 I am 46 years old and have a total of over 22 years experience in property valuation work. The last 16 years have been spent specialising in property in London including the agreement of valuations on behalf of the Inland Revenue and other Government departments.
- 2.2 I qualified as an Associate of the Incorporated Society of Valuers and Auctioneers in 1998 and became a Professional Member of the Royal Institution of Chartered Surveyors in 2000.
- 2.3 Douglas and Gordon has 15 offices covering central and south west London. I joined the company in April 2007 as a valuations surveyor and regularly carry out professional residential valuation work throughout these areas, particularly for the purposes of lease extensions and freehold enfranchisement as well as for taxation, matrimonial and mortgage purposes.

3.0 Description:

- 3.1 Bronsart Road is situated in Fulham within the London Borough of Hammersmith and Fulham. It is an approximately L-shaped residential road that runs between Munster Road and Kingwood Road, just to the east of Fulham Palace Road. Local bus services run on Fulham Palace Road and Putney Bridge Underground station (District Line) is less than a mile away. Local shops, restaurants and bars at Putney, Parsons Green and Hammersmith are within easy reach. A location map can be found in *Appendix 1*.
- 3.2 Number 39 is situated on the southern side of the road and is a Victorian mid terraced house now arranged as two self-contained flats. Access is via a communal front door and small hallway with doors to each flat.
- 3.3 We measured the accommodation of the ground floor flat as extending to a gross internal area of 557 sq ft (51.78 sq m), and we are aware two former selling agents' sales particulars both stated the floor area to be 560 sq ft (52 sq m). Copies of the both sets of sales particulars are attached in *Appendix 2*. The accommodation briefly comprises:

Ground Floor

Entrance hall with undrstairs store cupboard

Reception Room (3.59 m x 3.54 m max plus bay) facing front;

Bedroom (3.40 m x 2.90 m) facing rear;

Bedroom (3.29 m x 2.26 m) facing side;

Kitchen (2.23 m x 1.84 m) facing side;

Bathroom (3.23 m x 1.23 m) with bath, basin and wc;

Garden c 2.93 m deep plus the side return, facing approximately south.

- 3.4 The flat is heated by an independent gas fired central heating system and has wood framed, mostly sash windows. At the time of inspection, the flat appeared to have been generally well maintained in good decorative condition.
- 3.5 The copy lease provided to me contains a floor plan of the accommodation of the flat at the time the lease was granted. From a comparison of this with the existing accommodation I have not identified any significant alterations to the layout that should be disregarded for the purposes of this valuation and my valuation is provided on the basis that there are none.

4.0 Tenure:

- 4.1 I have obtained a copy of a Land Registry extract which states the freehold interest is held by Keith Howard Chapman and that this interest is subject to a lease in respect of each of the ground floor and first floor flats. There is no indication of the existence of any intermediate lease. A copy of the Land Registry extract for the freehold interest showing the two under leasehold interests is attached in *Appendix 3*.
- 4.2 I have been provided with a copy lease dated 4th December 1985 in respect of the ground floor flat and rear garden, 39 Bronsart Road and have obtained a Land Registry extract which show the term is for 99 years from 24th June 1985. I calculate the expiry date as being 23rd June 2084, and hence that at the valuation date of 14th September 2009 (the date of the Section 42 Notice) the lease had an unexpired term of 74.77 years.
- 4.3 The ground rent is stated to be £150 per annum for the first 33 years of the term, increasing to £300 per annum for the next 33 years and to £450 per annum for the remainder of the term.
- 4.4 The leaseholder is also liable for the costs of insuring the demised premises and for one half share of the expense of repairing, maintaining and cleansing parts of the building in communal use as specified within the lease. I have assumed these costs are reasonable.
- 4.5 I note the underlease contains a prohibition against making any alterations without the previous consent in writing of the Landlord. As advised in paragraph 3.5 above I have not identified any such alterations.

5.0 Valuation under the Leasehold Reform, Housing & Urban Development Act 1993:

- 5.1 Under the terms of the 1993 Act, as amended by the 2002 Act, the price payable for a statutory 90 year lease extension at a peppercorn ground rent is made up of the following three items:

- 5.1.1 Compensation for the loss of ground rent. I understand the leaseholder pays a current ground rent of £150 per annum with reviews over the remaining 74.77 years. After the new extended lease is granted this reverts to a peppercorn (nil) ground rent.
- 5.1.2 Compensation for the deferment of the freeholder's reversionary interest. At present the freeholder can expect to regain possession of the property in approximately 74.77 years time on the expiry of the lease, whereas after the extension this will be deferred by an additional 90 years from the current expiry date of the lease, i.e. in approximately 164.77 years time.
- 5.1.3 50% of the 'marriage value' or profit. This is best defined as the increase in the value of the property arising from the leasehold length being extended. In essence this is splitting the difference between the current leasehold value and the extended lease value and 50% is the statutory apportionment.
- 5.2 There is a statutory formula for calculating the price of a lease extension, which I have applied and this is set out in the calculation attached to this report in *Appendix 4*, together with some explanatory notes in *Appendix 5*.

6.0 Valuation:

- 6.1 The date of this valuation is the date of the serving of the leaseholder's Section 42 Notice upon the freeholder, i.e. 14th September 2009.
- 6.2 In my opinion the price the leaseholder should pay to acquire a 90 year lease extension at a peppercorn ground rent for the property, as described above and as set out on the attached calculation in *Appendix 4*, subject to any encumbrances that have not been made known to me, is in the region of **£13,200 (Thirteen Thousand, Two Hundred Pounds)**.

7.0 Breakdown of valuation:

- 7.1 The important figures that need to be considered, assuming they were either agreed between the freeholder and leaseholder or determined by the LVT to establish the price payable are set out below.
- 7.2 Value of the flat on its extended lease
- 7.2.1 This value, assuming the leaseholder and freeholder have complied with all the terms of the lease and ignoring any improvements that the leaseholder has made, is needed to calculate firstly the loss of the reversionary value and secondly the marriage value payable.

7.2.2 To arrive at an extended lease value I have looked at sales evidence of comparable flats in and around Bronsart Road. It has become established practice when analysing values and comparable evidence for properties in Central London to consider rates per sq ft. In order to do so, I have adjusted the sale prices to equivalent freehold values, having regard to the Savills table of leasehold values as a proportion of freehold.

7.2.3 To adjust sale prices for time to equivalent current values I have had regard to the Savills Index for capital values of flats in South West London which relates to an area including Fulham, Putney, Barnes, Wandsworth and Richmond and I therefore consider this provides the most relevant guideline for this locality. The Savills Index is released quarterly and the last Index was published in March 2010. It should be noted that any index can only provide a general guideline and should not be regarded as a definitive measure of changes in property values. The most recent sales of flats with long leases will provide the best market evidence of current values.

7.2.4 In particular I have found the following comparables which I believe are the most helpful. Copies of the sales particulars for each of these flats can be found in *Appendices 2 and 6 to 10*:

7.2.4.1 39 Bronsart Road SW6. This is the subject flat which was purchased in its current condition and on its existing lease in September 2009 for £335,000 (£601/sq ft). Making an adjustment for lease length would suggest an equivalent freehold value of approximately £368,950 (£662/sq ft). However, in agreeing the purchase price it is probable that the purchaser will have taken into consideration the figure of £8,195 that was offered for the lease extension in the Section 42 Notice served on the freeholder by the vendor. Adding this figure to the purchase price totals £343,195 (£616/sq ft).

f 616

7.2.4.2 37 Bronsart Road SW6. This is a very similar ground floor flat situated in the adjoining property to the subject flat. Its accommodation is laid out differently with a reception room, one double bedroom, a bathroom and a kitchen/breakfast room at the rear, having a gross internal area of 501 sq ft and a south-facing rear garden. It was described by the selling agents as 'well presented' with a modern bathroom and it was sold in August 2009 with a share of the freehold for £270,000, equivalent to £539/sq ft. Adjusting this for time to September 2009 suggests a value of approximately £276,700 (£552/sq ft).

f 552

7.2.4.3 84 Bronsart Road SW6. This is a similar ground floor flat situated on the western side of the road with accommodation comprising a reception

£651

room, kitchen, two bedrooms and a bathroom, having a gross internal area of 538 sq ft and an approximately west-facing rear garden. It was described by the selling agents as 'bright and charming' with a modern kitchen and bathroom, and it was sold in June 2009 with a share of the freehold for £325,000, equivalent to £604/sq ft. Adjusting this for time to September 2009 suggests a value of approximately £350,250 (£651/sq ft).

£662

7.2.4.4 47 Bronsart Road SW6. This is a ground floor flat situated on the southern side of the road in the same terrace as the subject flat. It has its accommodation laid out with two bedrooms, a bathroom and large reception room/kitchen at the rear, having a gross internal floor area of 552 sq ft and a south-facing rear garden. It was described by the selling agents as 'charming' and it was sold in good condition in October 2009 on a lease with approximately 101 years unexpired term for £365,000, equivalent to £661/sq ft. Adjusting this for time and lease length suggests an equivalent freehold value as at September 2009 of approximately £365,500 (£662/sq ft).

£589

7.2.4.5 50 Radipole Road SW6. This is a comparable ground floor flat situated in a nearby road off Fulham Road and within half a mile of Bronsart Road. It has accommodation comprising two bedrooms, bathroom, a large reception room/kitchen and a cellar, having a gross internal area of 768 sq ft and a south-west-facing rear garden. It was sold in good modernised condition in June 2009 with a share of the freehold for £420,000, equivalent to £547/sq ft. Adjusting this for time to September 2009 suggests a value of approximately £452,650 (£589/sq ft).

£561

7.2.4.6 45 Mirabel Road SW6. This is a comparable raised ground floor flat situated in another nearby road towards Fulham Broadway and within half a mile of Bronsart Road. It has accommodation comprising a reception room, double bedroom, kitchen and a bathroom, having a gross internal area of 594 sq ft and a west-facing balcony/terrace. It was described by the selling agents as a 'bright property' with 'a large bay windowed reception room, stunning bathroom and large eat-in kitchen', and it was sold in October 2009 on a lease with approximately 90 years unexpired term for £325,000, equivalent to £547/sq ft. Adjusting this for time and lease length suggests an equivalent freehold value as at September 2009 of approximately £333,330 (£561/sq ft).

7.2.5 The above comparables indicate a relatively close range of values after adjustment and analysis on a per square foot basis. This will of course reflect

differences in the standard of accommodation, layout and finish of the various flats, as well as differences in their positions and outlook.

7.2.6 The sale of the subject property should provide the most relevant evidence, however as advised above this relies on the accuracy of making an adjustment for the existing lease length to an equivalent value on a freehold basis. Consequently I consider it is also appropriate to analyse the sales of other comparable flats in the immediate vicinity.

USD
£ 628

7.2.7 Taking all the evidence and advice obtained into consideration, my opinion of the subject flat on an unimproved freehold basis is approximately £350,000, which is equivalent to approximately £628 per sq ft.

7.2.8 I have valued the flat on its extended lease at 99% of the freehold value. This is to reflect the difference that the freehold is not a wasting asset and confers a greater degree of management control. This gives a value of the flat on an extended lease basis of £346,500.

7.3 Value of the flat on its existing lease

7.3.1 I am required to value the existing circa 74.77 year lease in a hypothetical 'no-Act' world where there are no rights either to extend the lease or buy a share of the freehold. As there is no market evidence to support such a hypothetical value and valuation surveyors normally calculate the existing lease value in a 'no-Act' world as being worth a percentage relativity figure of the freehold value of the flat.

7.3.2 The following are some examples of relativities I have agreed in settlement of other lease extension and freehold enfranchisement cases where the existing leases were of similar unexpired terms to the subject flat:

7.3.2.1 35 Seagrave Road SW6, lease 73.4 years, relativity agreed c 92%.

7.3.2.2 54 Goldsboro Road SW11, lease 71.53 years, relativity agreed 91%.

7.3.2.3 17 Winders Road SW11, lease 70.37 years, relativity agreed 90%.

7.3.2.4 Effra Mansions SW2, lease 72.34 years, relativity agreed 91.5%.

7.3.3 I have also referred to the graphs of relativity produced by Beckett and Kay and known as the 'graph of graphs'. These show a range of relativities for any given lease length, and for a lease of 74.77 years this is shown as being up to approximately 95%, this being the figure concluded on the individual line relating to LVT determinations 1994-2007. In addition, the following are examples of

cases that were heard by the Leasehold Valuation Tribunal and the relativities on which the concluded premiums for statutory lease extensions were based:

7.3.3.1 Case 1085, 84B Furness Road NW10, lease 74 years, relativity 95%.

7.3.3.2 Case 1199, 42a Vant Road SW17, lease 78 years, relativity 96%.

7.3.3.3 Case 1276, 21/23 Doverfield Road SW2, lease 75 years, relativity 94%.

7.3.3.4 Case 1306, 40 Isis Street SW18, lease 74 years, relativity 94.76%.

7.3.4 Taking into consideration all of the above, my experience from recent settlements and decisions at the Leasehold Valuation Tribunal, I believe a lease with approximately 74.77 years remaining would be worth in the region of 94.50% of the freehold value.

7.3.5 94.50% of the freehold value gives a value of the flat on its existing lease of £330,750.

7.4 Interest rates

7.4.1 An interest rate is needed to calculate both the capitalisation of the ground rent and more importantly the reversionary interest.

7.4.2 For the deferment rate, following the publication in 2006 of the Lands Tribunal decision in the case known as *Cadogan v Sportelli* the rate of 5% became largely established in respect of flats throughout the UK, although this decision specifically referred to Prime Central London and left the issue still slightly open to further debate in respect of flats outside this immediate area. In September 2009 the Lands Tribunal heard a case now known as the *Zuckerman Case* in which the deferment rate was debated and determined at 6% for a number of reasons. Although certain issues related specifically to the property and its location which was in Edgbaston, Birmingham, the higher deferment rate determined was in part due to the analysis of the title structure. In summary it was considered that where there is no intermediate leaseholder or managing agent who will take responsibility for management of the building, this liability falls to the freeholder and to reflect potential detraction to such an investment an additional 0.25% was added to the deferment rate.

7.4.3 The Lands Tribunal decision was published on 18th November 2009 and I am aware that some valuers have since agreed a rate of 5.25% in respect of properties in the London area. In the subject case the leaseholder's Section 42 Notice specified a deadline for the freeholder to serve his counter-notice by 20th November. Had negotiations then commenced in the usual way, the details of

the Zuckerman case would then have been known and since there is no intermediate lease in respect of the property it is reasonable to assume that the deferment rate of 5.25% would have been agreed. I have therefore applied the rate of 5.25% for the deferment rate.

7.4.4 In the four LVT cases referred to in paragraphs 7.3.3.1 to 7.3.3.4 above the capitalisation rates used were 8%, 7.5%, 7% and 7.5% respectively. In this location I consider an interest rate of 7.5% to be reasonable to capitalise the ground rent income on the basis of settlements I have achieved in this area plus recent Leasehold Valuation Tribunal decisions. I have therefore applied the rate of 7.50% for the capitalisation rate.

8.0 Declaration:

8.1 I understand that my duty in providing this valuation is to help the Tribunal, and this duty overrides any obligation to the parties who have engaged me. I confirm that I have complied with my duty and I confirm that insofar as the facts stated in my Proof of Evidence are within my own knowledge I have made clear which they are and I believe them to be true, and the opinions I have expressed represent my true and complete opinion.

8.2 I further declare:-

8.2.1 That the report includes all the facts which I regard as being relevant to the opinion which I have expressed and that I have drawn the Court's attention to any matter which affects the validity of my opinion; and

8.2.2 That the report complies with the requirements of The Royal Institution of Chartered Surveyors, as set down in *Surveyors acting as Expert Witness: Practice Statement*, and

8.2.3 That I understand my duty to the Tribunal and have complied with that duty.

8.2.4 I understand this opinion is to be introduced as evidence in proceedings and I am willing to be called upon to give evidence on it.

Yours faithfully



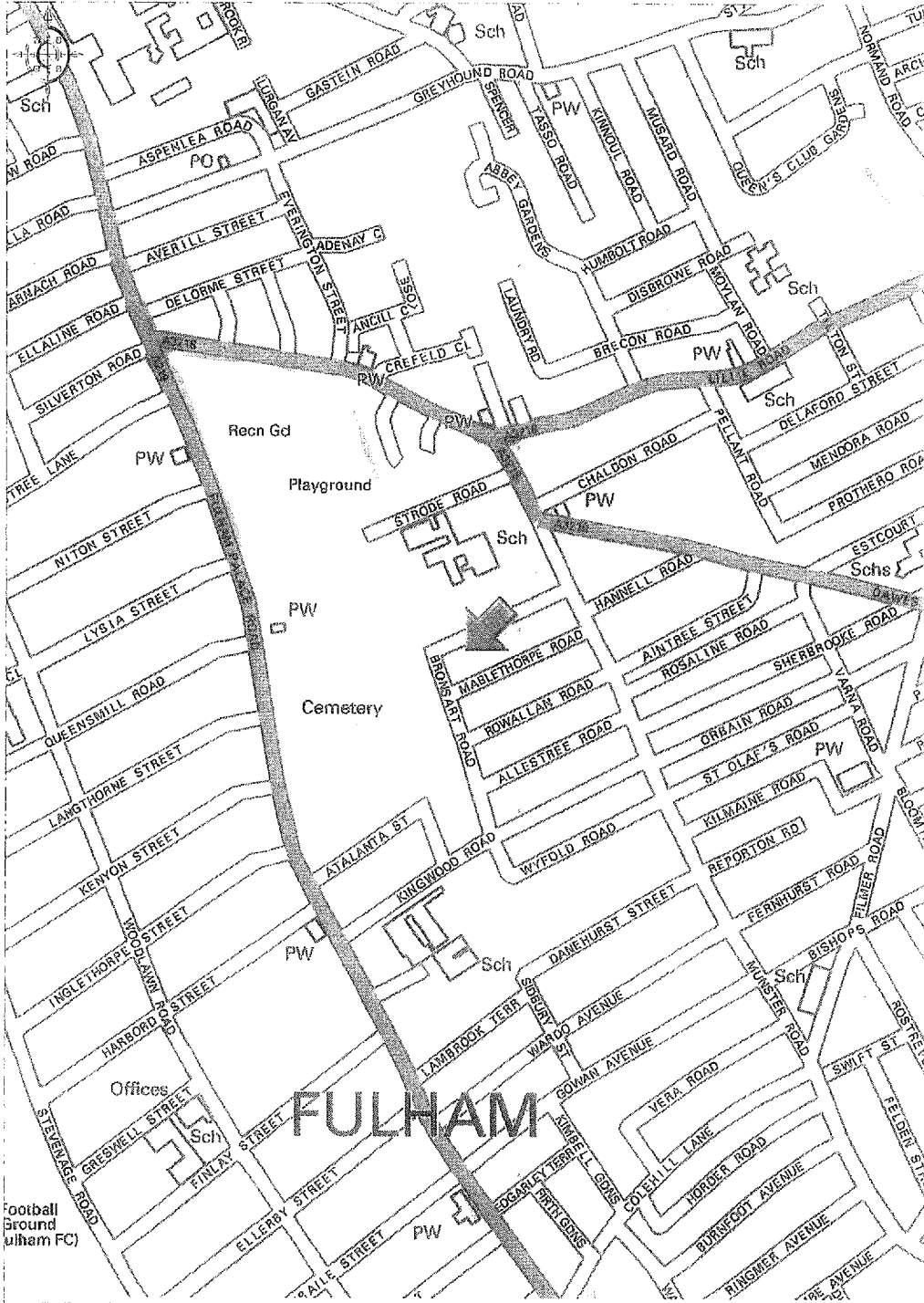
Jim Thomas BSc (Hons) MRICS


DOUGLAS & GORDON

email: jthomas@dng.co.uk

<u>Appendix 1</u>	Location map
<u>Appendix 2</u>	Sales particulars of Ground Floor Flat, 39 Bronsart Road
<u>Appendix 3</u>	Land Registry extract for freehold interest and underleases of 39 Bronsart Road
<u>Appendix 4</u>	Calculation of premium for a statutory lease extension
<u>Appendix 5</u>	Explanatory notes to calculations
<u>Appendix 6</u>	Sales particulars for 37 Bronsart Road
<u>Appendix 7</u>	Sales particulars for 84 Bronsart Road
<u>Appendix 8</u>	Sales particulars for 47 Bronsart Road
<u>Appendix 9</u>	Sales particulars for 50 Radipole Road
<u>Appendix 10</u>	Sales particulars for 45 Mirabel Road
<u>Appendix 11</u>	Terms and conditions
<u>Appendix 12</u>	Assumptions

Ground Floor Flat, 39 Bronsart Road, London SW6 6AJ



 Promap
Ordnance Survey © Crown Copyright 2010 All rights reserved
Licence number 100020419 Printed Scale - 1:7500

Bronsart Road, Fulham, SW6 6AJ

£349,950 Leasehold

SUBJECT TO CONTRACT

Two double bedrooms : Bathroom : Galley kitchen opening on to a south facing patio/garden
Bay fronted reception room with beautifully stripped wooden floors and built in bookcases
Good decorative order throughout : Approx 560 sq ft [52 sq m]
Quiet residential street in popular 'Munster Village' area of Fulham.

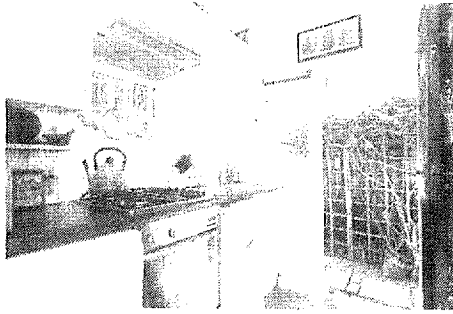
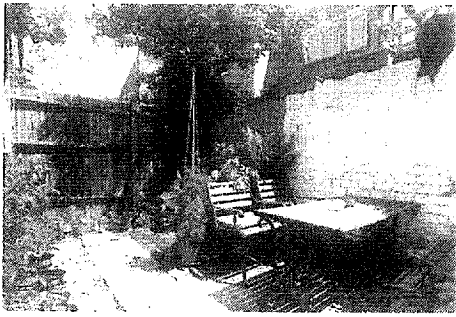


A fabulous two bedroom ground floor flat with a south facing patio garden extending to approximately 560 sq ft (52 sq m) benefiting from stripped wooden floors in most areas of the property. This well presented property comprises a spacious bay fronted reception room with the beautifully stripped wooden floors, built in bookcases and an attractive period fireplace, a generous master bedroom, second double bedroom, bathroom and a galley style kitchen with direct access to the south facing garden.

The property is located in the heart of the 'Munster Village' area of Fulham and thus offers excellent amenities with a good selection of cafe's, bars and restaurants whilst at the same time has good transport links to Heathrow, The West End and Central London, by being equidistant from Barons Court (Piccadilly & District Lines), West Brompton (District Line and Main Line) and Parsons Green (District Line) underground stations.

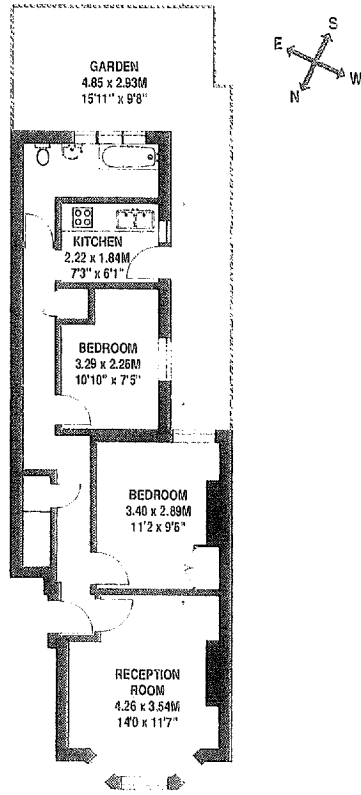
SALES, LETTINGS & PROPERTY MANAGEMENT

Munster Road Office 191 Munster Road London SW6 6BY Telephone 020 7471 2020 Fax 020 7471 2022
www.wellingtons.com email sales@wellingtons.com lettings@wellingtons.com



Bronsart Road, SW6

Approximate gross internal area
52 sq.m / 560 sq.ft



Ground Floor

Illustration for identification purposes only, not to scale
All measurements are maximum, and includes wardrobes and window bays where applicable
Prepared by Mays Floorplans ©. Tel 079509 35598

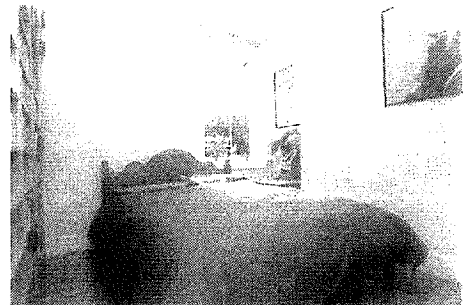


Energy Efficiency Rating		
	Current	Potential
Rating	B	B
Energy consumption (kWh/m ² /year)	112	112
CO ₂ emissions (kg/m ² /year)	24	24
Energy rating (A-G)	B	B
CO ₂ emissions rating (A-G)	B	B

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Rating	B	B
CO ₂ emissions (kg/m ² /year)	24	24
CO ₂ emissions rating (A-G)	B	B

England & Wales EU Directive 2002/91/EC



PROPERTY MISDESCRIPTIONS ACT 1991

With reference to the above Act, Wellingtons have prepared these particulars in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.

Nothing in the attached particulars shall be deemed as a statement that the property is in good structural condition or otherwise, nor that any services, appliances, central heating equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture, etc., photographed are included in the sale. It should not be presumed that the property remains displayed as in the photograph/s. No assumptions should be made about the parts of the property that have not been photographed. Please ask for further information if required. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses such information is given by Wellingtons in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase.



Bronsart Road London,
SW6

£360,000 Leasehold

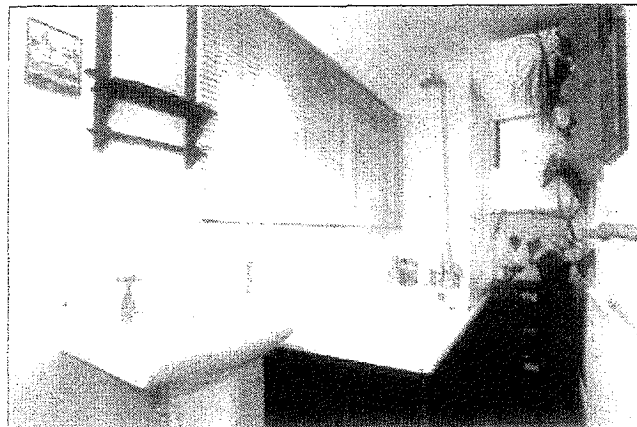
2 bedrooms, 1 reception room, 1 bathroom, garden.



Description

This two bedrooomed property is located in the Munster Village and further comprises a bright reception room, galley kitchen, family bathroom and a fantastic south facing patio garden. ***Agents Note: In accordance with the Estate Agents Act 1979, we are required to inform prospective purchasers that the vendor of this property is an employee of Hamptons International.***

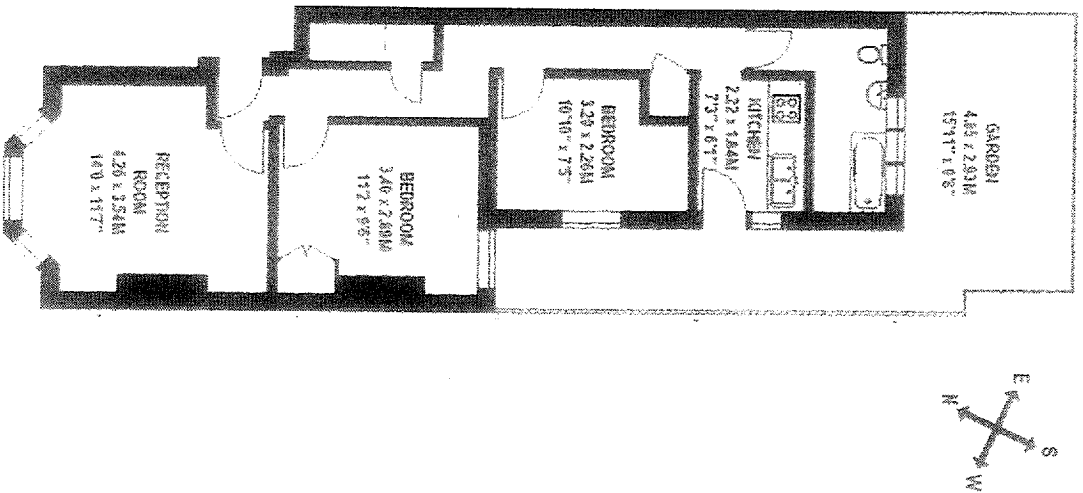
Tenure
Leasehold.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very low carbon dioxide (CO ₂) emissions			
A				A			
B				B			
C				C			
D				D			
E				E			
F				F			
G				G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC		England & Wales	

Bronsart Road, SW6

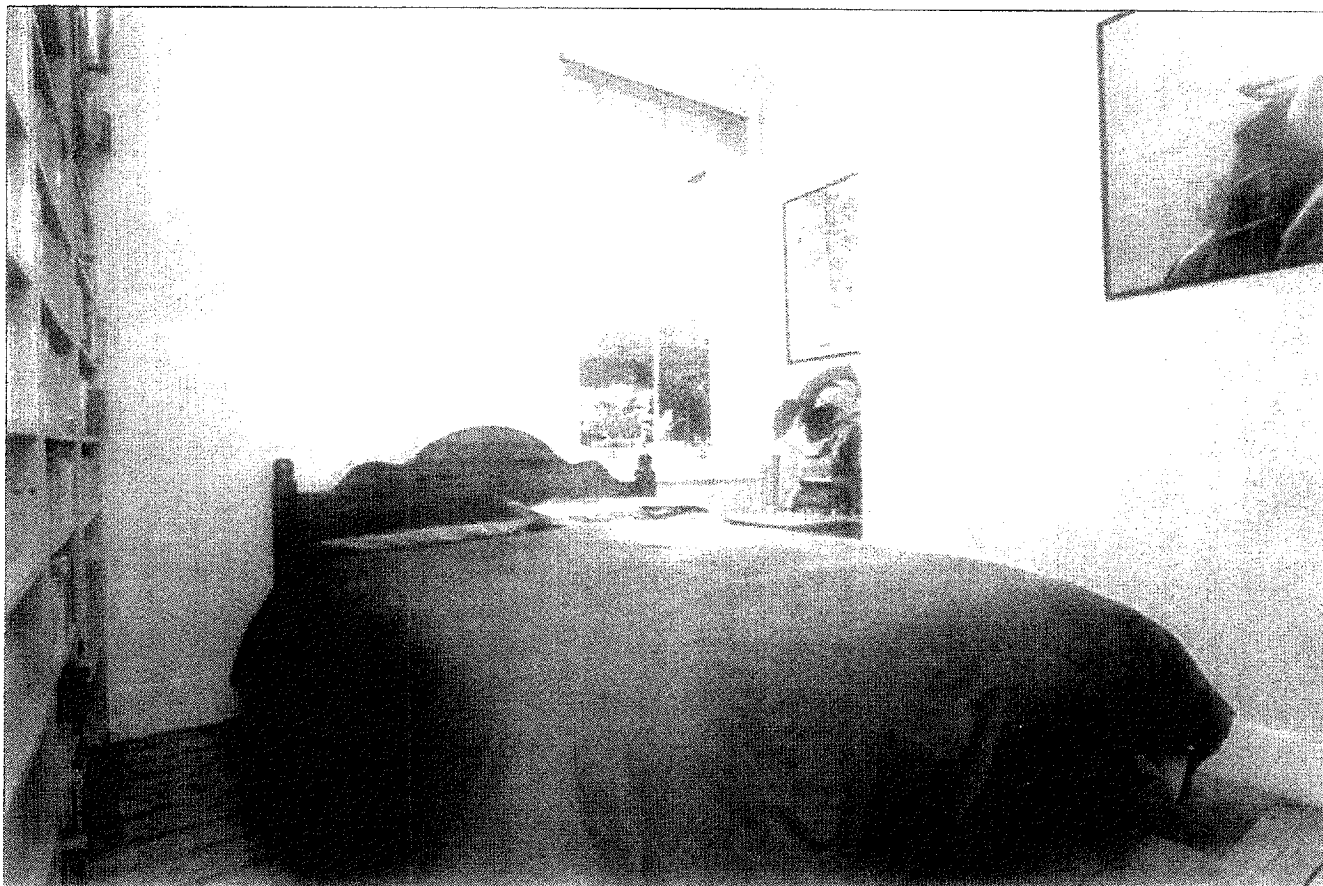
Approximate gross internal area
52 sq.m / 560 sq.ft



Ground Floor

Illustration for identification purposes only, not to scale.
All measurements are maximum, and include wardrobes and other bays where applicable.
Prepared by Mays Property, C. Tel 079598 33988

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards, shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains, blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

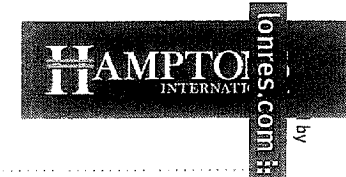


Viewing strictly by appointment only.

Hamptons Fulham
193-195 New Kings Road
Fulham, London, SW6 4SS

Sales. 020 7384 1001
fulham@hamprons-int.com

48
www.hamptons.co.uk





Official copy of register of title

Title number 340847

Edition date 11.11.1992

- This official copy shows the entries on the register of title on 14 APR 2010 at 10:06:26.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 14 Apr 2010.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Birkenhead Office.

A: Property Register

This register describes the land and estate comprised in the title.

HAMMERSMITH AND FULHAM

- 1 (10.06.1927) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 39 Bronsart Road, Hammersmith.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (03.12.1987) Proprietor: KEITH HOWARD CHAPMAN of 23/23A Banbury Road, Kidlington, Oxford.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (24.02.1993) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 2 (03.12.1987) REGISTERED CHARGE dated 7 August 1987 to secure the moneys including the further advances therein mentioned.
- 3 (03.12.1987) Proprietor: NATIONAL WESTMINSTER BANK PLC of 17 Oxford Road, Kidlington, Oxford

Schedule of notices of leases

Title number 340847

Schedule of notices of leases continued

1	6.2.1986	Ground Floor Flat and rear garden ground	4.12.1985 99 years from 24.6.1985
2	11.11.1992 BGL3690	First Floor Flat	4.3.1988 99 years from 24.6.1985

End of register

LEASEHOLD EXTENSION VALUATION

Leasehold Reform, Housing and Urban Development Act 1993

Explanatory Notes to Attached Calculation

1. Value of Existing Interests

1.1 Capitalisation of the Ground Rent

The leaseholder is entitled under the Leasehold Reform, Housing and Urban Development Act 1993 to an extended lease at peppercorn ground rent from the date of the granting of the new lease. We therefore have to capitalise the ground rent for the remainder of the existing lease to compensate the headleaseholder for the loss of its ground rent income. We have chosen the capitalisation rate in accordance with our experience of settlements we have negotiated and those that have been determined by the Leasehold Valuation Tribunal in the area.

1.3 Freeholder's Loss of Reversion

The freeholder will lose its rights to the flat at the end of the existing lease. It is compensated for this by deferring the current freehold value of the property (shown in the top right hand corner of the attached calculation) for the remainder of the existing lease term at the given interest rate described above.

2. Value of Proposed Interests

In granting the leaseholder a ninety year lease extension the freeholder will defer its rights to the flat by an additional ninety years in addition to the existing lease.

3. Price For a New Lease

The price the leaseholder will have to pay (before marriage value) will be the value of the freeholder and the head leaseholder's existing interest less the value of the freeholder and the head leaseholder's proposed interest.

4. Marriage Value

This is calculated as the value of the new or extended lease (to all parties) less the sum of the parties' existing interest. The freeholder's and the head leaseholder's interest is shown in the paragraphs above and the under leaseholder's interest is the value of the flat on its current lease (as shown in the top right hand corner of the attached calculation). All figures shown are the estimate of the value of the flat without the benefit of leaseholder's improvements and without benefit of the 1993 Act (i.e. the value of the flat with no right to extend the lease or collectively purchase the freehold of the building). The leaseholder has to pay 50% of the marriage value shown in section 4 above.

Price Payable

The leaseholder has to pay the total of the freeholder's interest (shown in section 3 above) plus 50% of the marriage value (shown in section 4). In addition the leaseholder would normally pay the freeholder and the head leaseholder's legal fees plus their reasonable valuation costs. Stamp duty is also payable if the premium exceeds £125,000.

Apportionment of Premium between Freeholder and Head Leaseholder

5. Apportionment of Marriage Value between Freeholder and Head Leaseholder

The marriage value is split between the freeholder and the headleaseholder by reference to the amounts that are payable to each party before marriage value.

6. Apportionment of Premium between Freeholder and Head Leaseholder

The headleaseholder receives payment for its loss of interest (paragraph 1.1 plus paragraph 1.2 less paragraph 2.1 on the previous page) plus its share of the marriage value as described in the paragraph above.

The freeholder receives payment for its loss of interest (paragraph 1.3 less paragraph 2.2) plus its share of the marriage value as described in the paragraph above.

Kinleigh Folkard & Hayward

kfh.co.uk

COMPLETELY LONDON



Garden Flat (Gnd Floor), 37
Bronsart Road, London SW6

A well presented ground floor
Victorian conversion apartment
situated in the ever popular Munster
Village.

- Double Bedroom
- 14ft Reception Room
- Kitchen / Breakfast Room
- Modern Bathroom
- South Facing Rear Garden
- No Forward Chain

£275,000
Share of Freehold

Fulham
29 Effie Road
London SW6 1EN

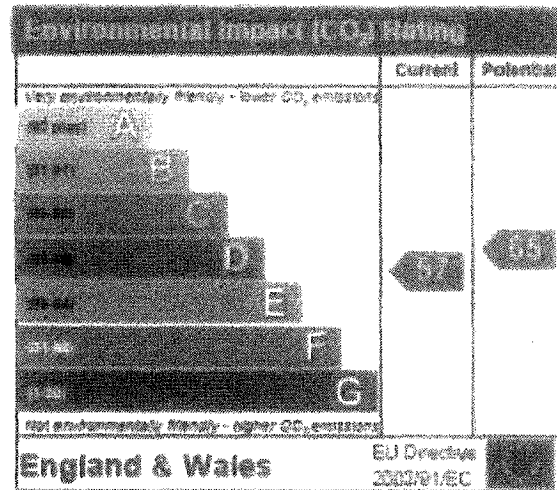
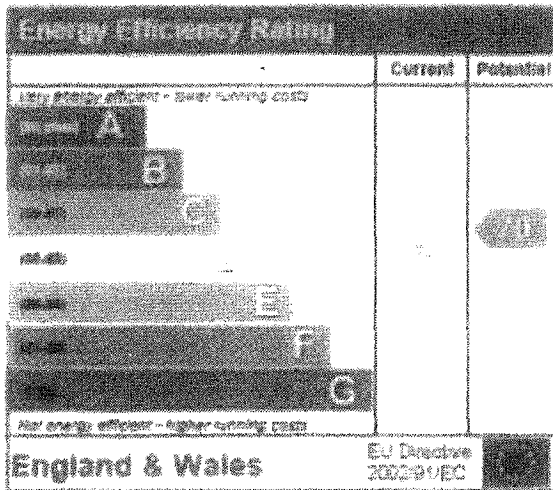
Sales
Tel 020 7731 0051
Fax 020 7731 5221
Email sfb@kfh.co.uk

Lettings
Tel 020 7736 6737
Fax 020 7731 5221
Email ffb@kfh.co.uk

Terms and Conditions

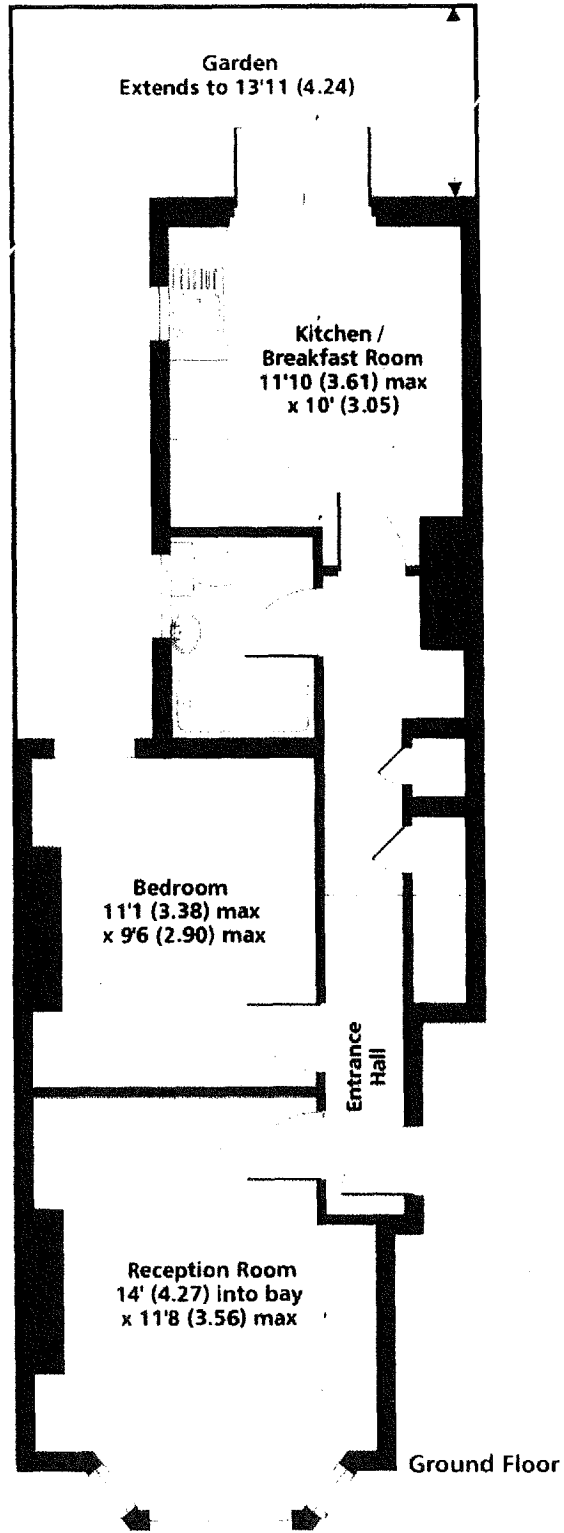
Tenure: Share of Freehold

Price: £275,000 Subject To Contract



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

We have not inspected a copy of the lease and are unable to verify the accuracy of this information. Please clarify the accuracy with your solicitor or conveyancer. Furthermore, we have not inspected the leasehold information pack and are unable to confirm the accuracy of the maintenance and/or management charges.



Gross Internal Area 501 sq ft 46.5 sq metres

winkworth.co.uk
for thousands of properties to buy and rent

Winkworth



Gnd Floor Flat, 84 Bronsart Road, London SW6

£350,000 Subject To Contract

A bright and charming ground floor Victorian conversion flat with two double bedrooms, modern kitchen and bathroom and a walled south west facing patio garden. The flat is located off the Munster Road which offers a wide variety of shops, bars and restaurants. The location is good for access to Putney Bridge, Fulham Broadway and Parsons Green [all District Line]. The flat would make an ideal first purchase, especially for those wanting some outside space.

2 Bedrooms : Kitchen : Garden : Reception Room : Bathroom

For further information about this property,
visit our office during normal office hours or
call us on

Fulham & Parsons Green office, 40 New King's Road, London SW6 4ST
Fax: 020 7736 3117 Email: fulham@winkworth.co.uk

020 7731 3388

56

Terms and Conditions

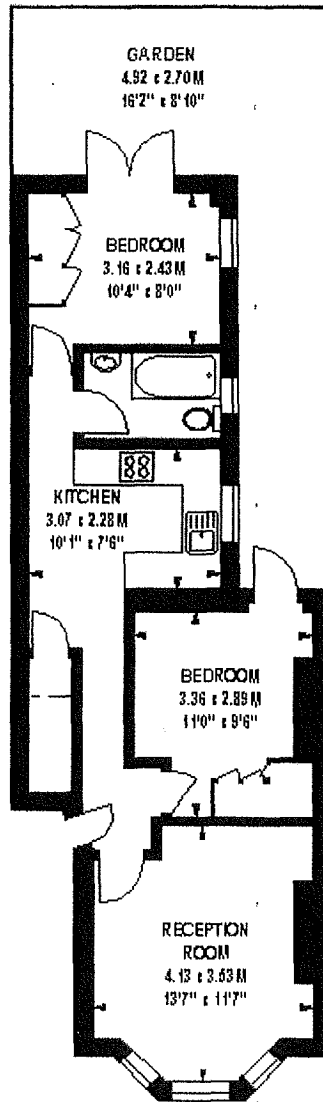
Tenure:

Leasehold

Price:

● £350,000 Subject To Contract

Approximate gross internal area
50 sq.m / 538 sq. ft



Ground Floor

For Sale E-Details

Douglas & Gordon 

Bronsart Road SW6
£ 370,000
Leasehold

A charming two double bedroom garden flat in a very popular Fulham location. Situated on the ground floor of a Victorian terrace the flat comprises two double bedrooms, both with fitted wardrobes, a bathroom and to the rear an open plan kitchen/reception room. There are two sets of double doors leading from the kitchen/reception room on to the south facing garden. Bronsart Road is located off the Munster Road and is within walking distance of the many shops, bars and restaurants of the Munster village and the Fulham Road.



2 bedrooms * 1 bathroom * Open plan
kitchen/reception * Garden



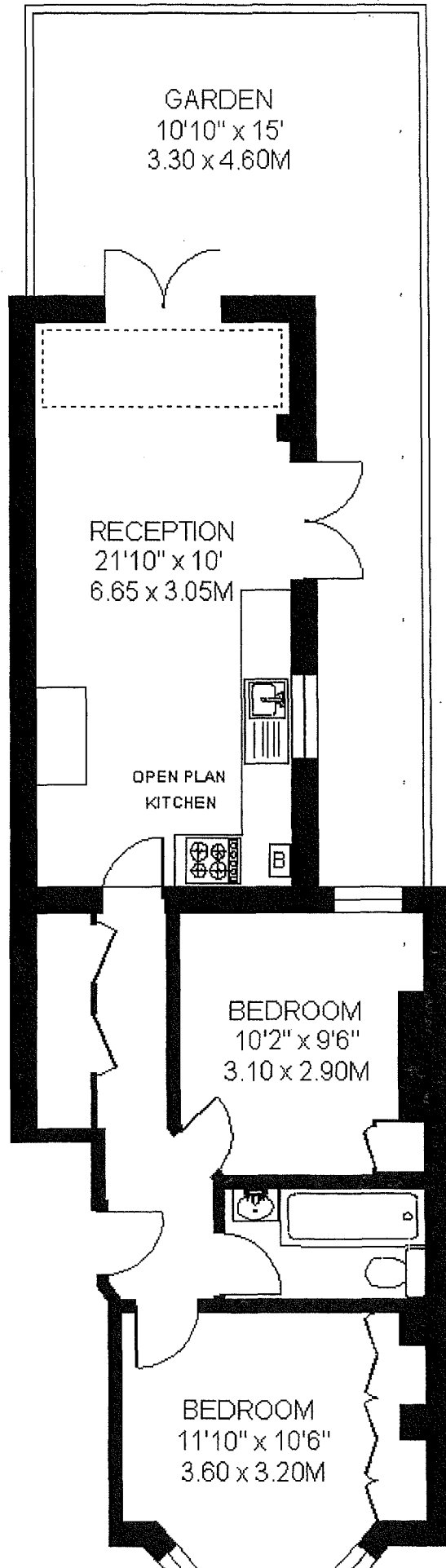
D&G Valuations Office
2a Pond Place
London SW3 6QJ
020 7591 8746

www.douglasandgordon.com

E-Floorplans

Douglas & Gordon 

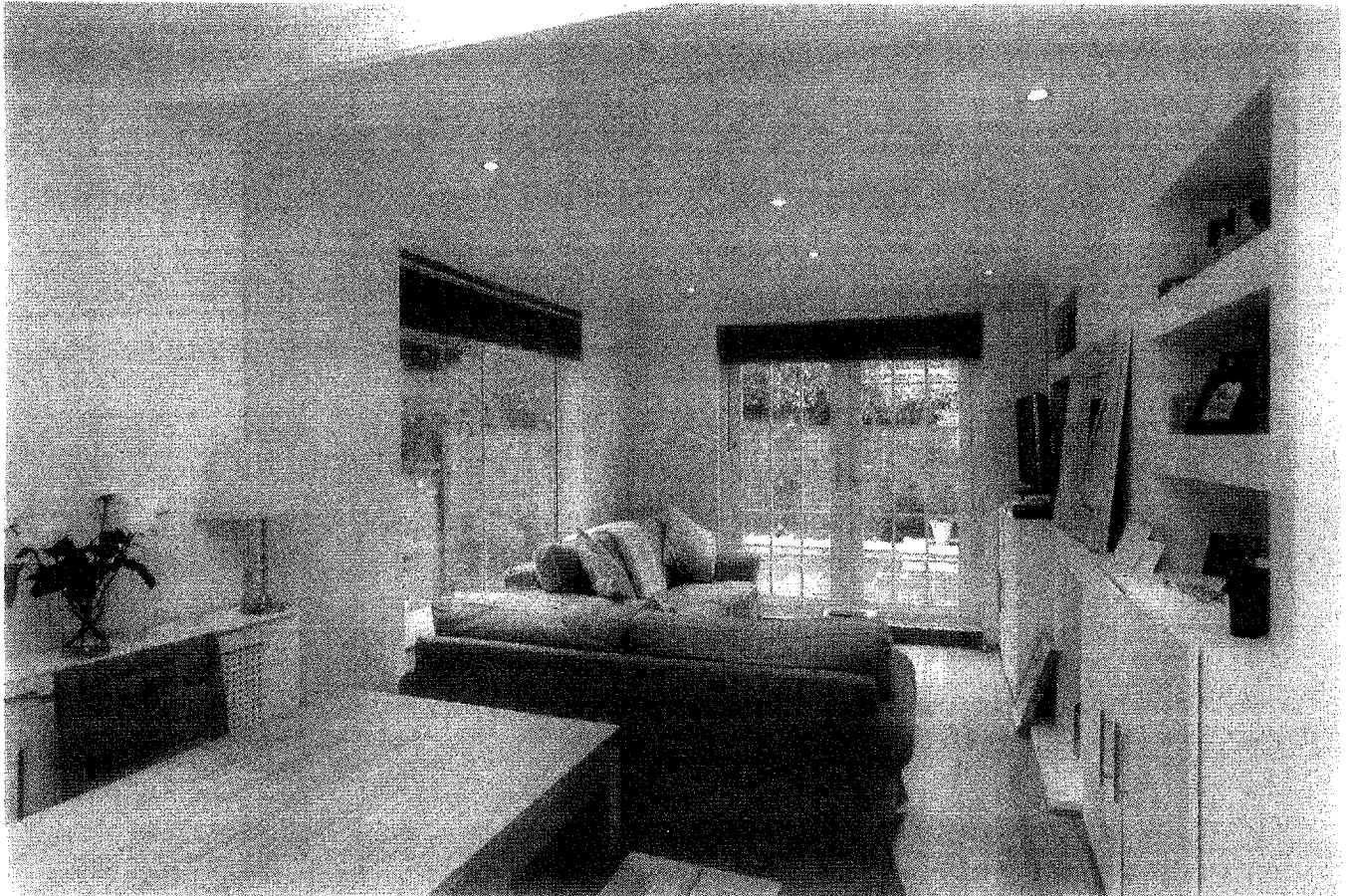
Approximate gross floor area:
552Sq.ft / 51Sq.m



In accordance with the 1991 Property Mis-Description Act, these details and photographs have been prepared in good faith and as a general guide, not as a statement of fact. We have not carried out a survey and the services, appliances and specified fittings have not been tested and therefore should not be assumed to be in good working order. Lease details, where applicable, must be confirmed by your solicitor. All measurements are approximate and curtain track and pelmets are excluded unless otherwise stated.

chesterton
LONDON 1688

2 Bedrooms
1 Reception Room
1 Bathroom



Radipole Road
Fulham, SW6

£434,950

Share of Freehold

Stunning Ground floor flat leading out to immaculately presented South West facing patio garden. The property offers 2 large double bedrooms with excellent built in storage, wooden floors throughout, with modern and stylish décor & a cellar.

Chesterton Fulham
020 73849898

sales.fulham@chesterton.co.uk
chesterton.co.uk



Gnd Floor Flat, 50 Radipole Road

£434,950

London, SW6

Leasehold: plus Share of Freehold

For Sale

2 Bedrooms : 1 Reception Room : 1 Bathroom

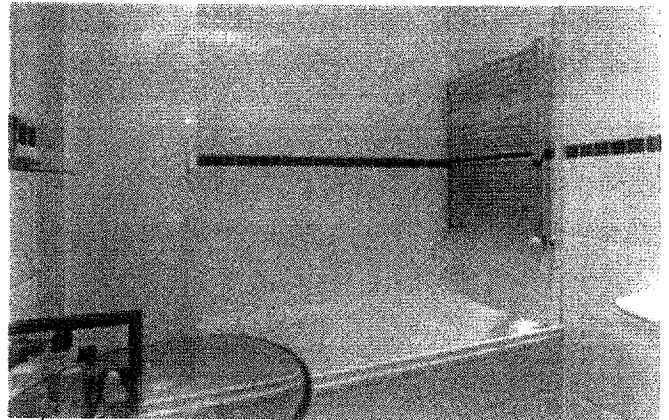
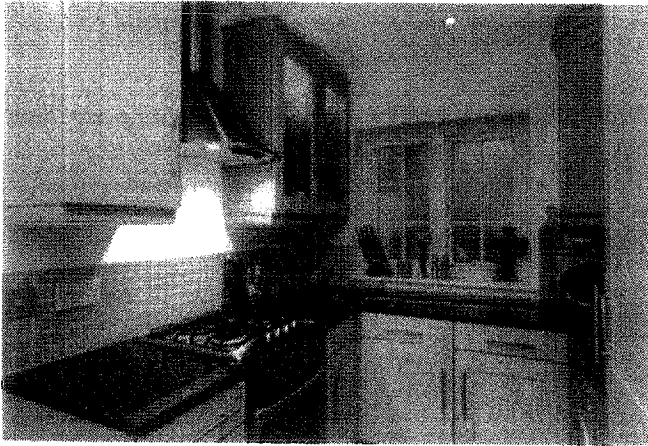
Stunning Ground floor flat leading out to immaculately presented South West facing patio garden. The property offers 2 large double bedrooms with excellent built in storage, wooden floors throughout, with modern and stylish décor & a cellar.

Fulham

020 7384 9898

sales.fulham@chestertonhumberts.com
chestertonhumberts.com

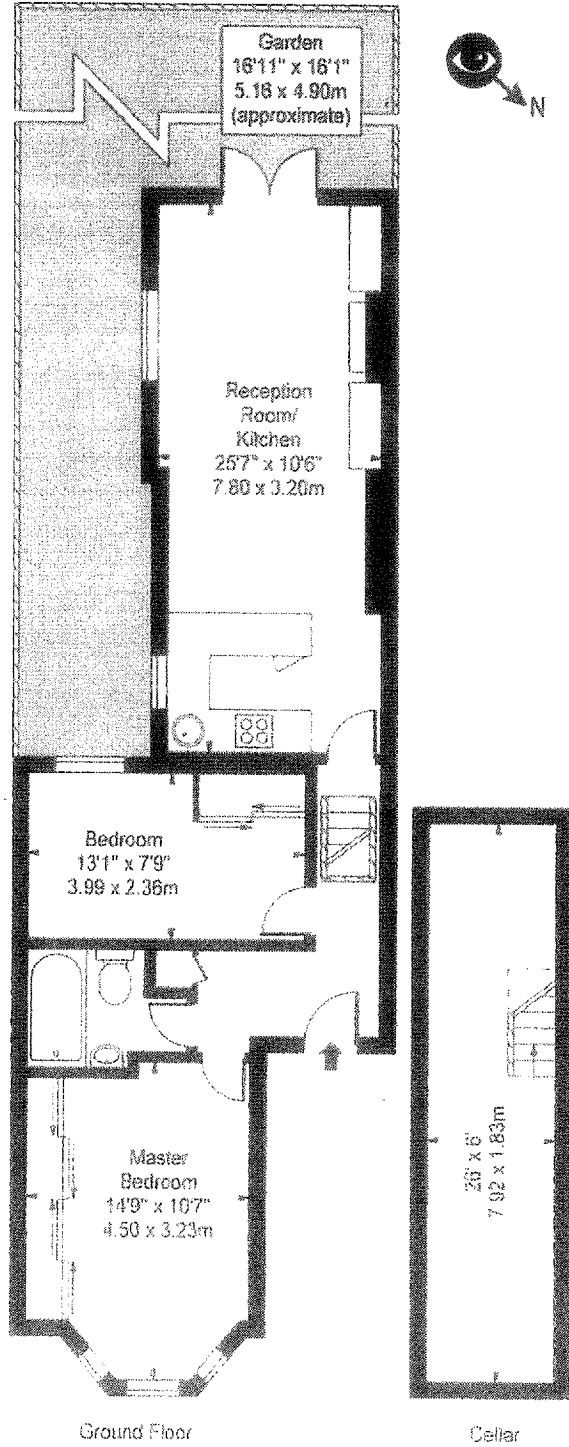
chesterton SINCE 1805 humberts



Tenure
Leasehold; plus Share of Freehold
Service charge

Ground rent

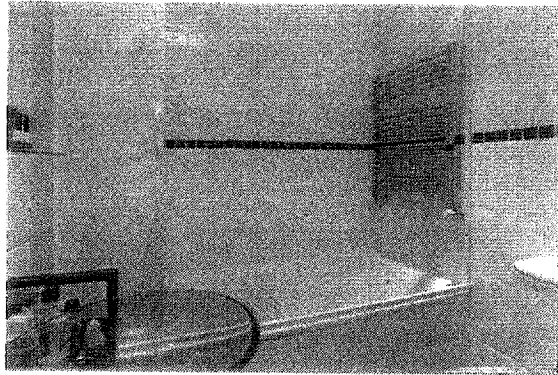
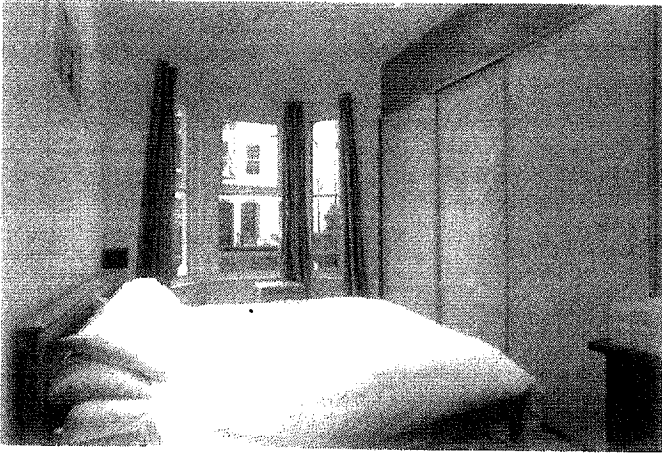
Chesterton Humberts (Fulham) 654 Fulham Road London SW6 5RU
Tel 020 7384 9898 / Fax 020 7731 4536
sales.fulham@chestertonhumberts.com



Approx Gross Internal Area 784 Sq Ft - 72.83 Sq M
(including Cellar)

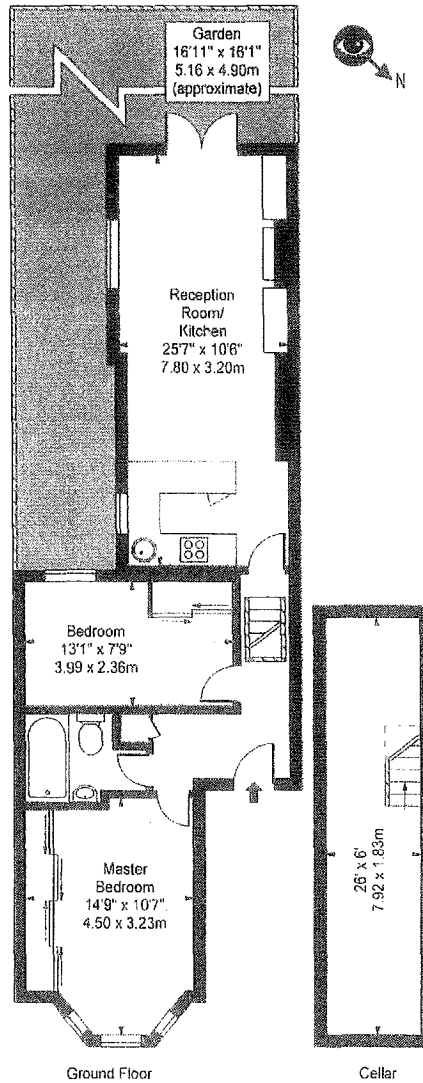
chesterton
LONDON 1866





Radipole Road

Radipole Road, SW6 5DL



Approx Gross Internal Area 784 Sq Ft - 72.83 Sq M
(Including Cellar)

For Illustration Purposes Only - Not To Scale
Floor Plan by www.bpramedlegroup.com
Ref: No. P43333

Illustration for identification purposes only. Measurements are approximate. Not to Scale. Floor plans drawn according to RICS guidelines. Copyright Chesterton 2006. Chesterton for themselves and for the vendor of this property whose agents they are, give notice that: (a) these particulars do not constitute any part of an offer or contract, (b) all statements contained within these particulars are made without responsibility on the part of Chesterton or the vendor, and whilst made in good faith, none of the statements contained within these particulars is to be relied upon as a statement of representation or fact, (c) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (d) the vendor does not make or give either Chesterton or any other person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property for sale 11/07/06

MARSH & PARSONS

Flat B (Gnd Floor),

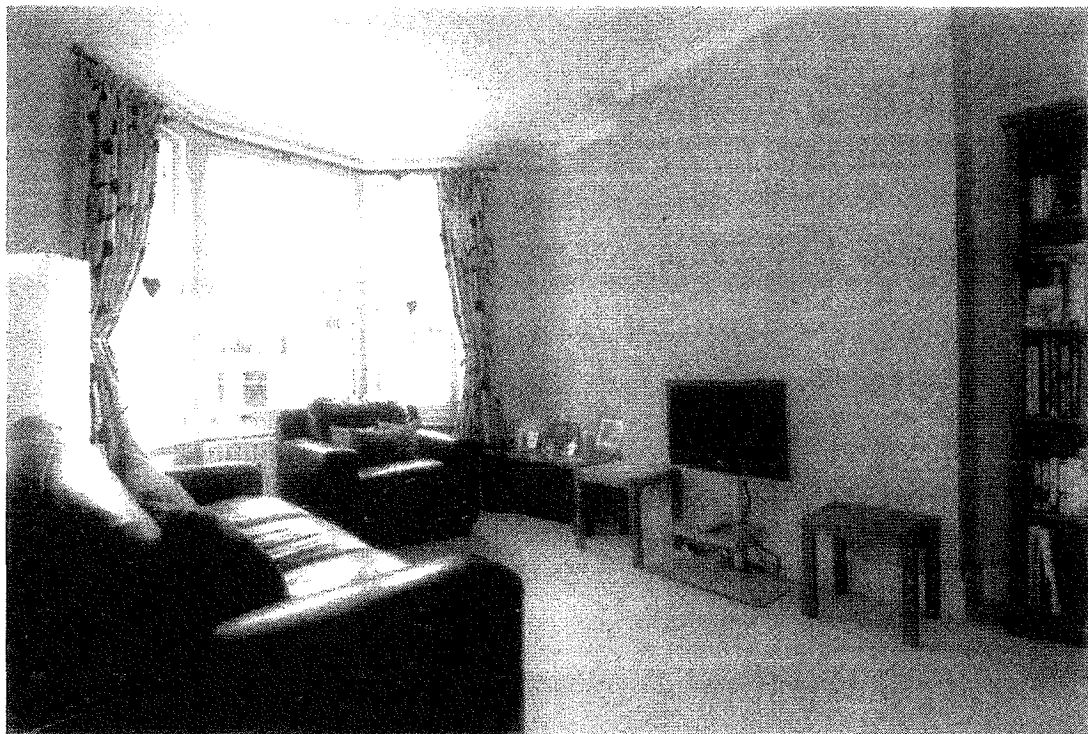
45 Mirabel Road,

London , SW6 7EQ

Occupying the raised ground floor of an attractive Victorian building, this bright property comprises a large bay windowed reception room, double bedroom, stunning bathroom and large eat in kitchen. The flat has the added benefit of excellent storage, its own street entrance and a west facing balcony making it an excellent first time purchase or pied a terre. Mirabel Road is a popular residential street, superbly located north of Dawes Road and within easy reach of the shops restaurants and transport links of Fulham Broadway (district line).

Bay Windowed Reception Room : Double Bedroom : Stunning Bathroom : Large Eat In Kitchen

£325,000 Leasehold Subject to Contract



Fulham Office: 020 7736 9822
marshandparsons.co.uk

Terms as advised by the vendor

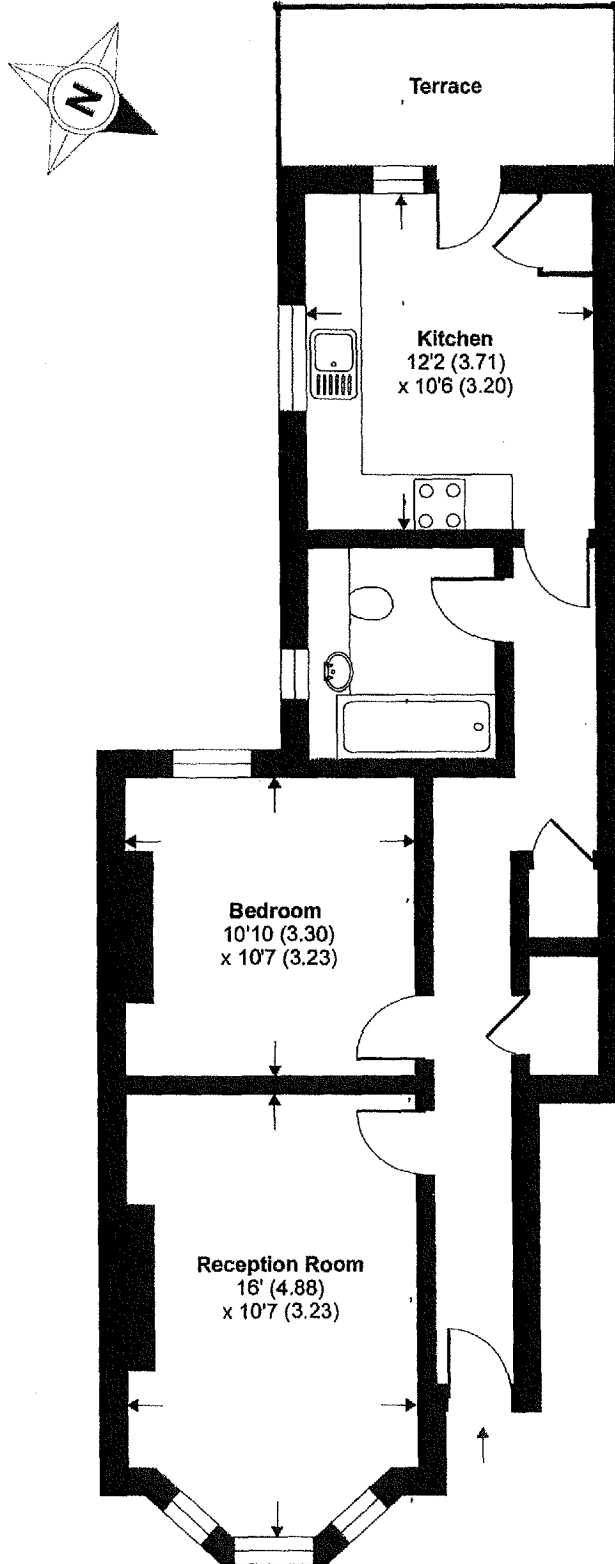
Price £325,000 Subject To Contract

Tenure Leasehold

Reference LCOM-090409-0011

All viewing by appointment through our office
105 Moore Park Road, Fulham, London SW6 2DA

APPROX. GROSS INTERNAL FLOOR AREA 594 SQFT / 55.1 SQM
(Including restricted head height where applicable)



TERMS & CONDITIONS OF VALUATION REPORT

The basis of our valuation is in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation Standards (6th Edition), commonly known as the 'Red Book'.

Market Value

This is defined in Practice Statement 3.2 of the RICS Valuation Standards (6th Edition) as being;

'The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.'

- a) The valuation includes fixtures and fittings that would not normally be removed if the property was sold. This includes, for example, kitchen fittings but not carpets and curtains.
- b) The valuation is for your purposes only and no liability will be accepted to third parties for the whole or any part of its contents
- c) Neither the whole, nor any part of the valuation report, nor any reference hereto may be included in any published document circular or statement or published in any way without our written approval of the form and context in which it may appear.
- d) The valuation may be dependent on information provided by yourself or third parties. Should this information prove incorrect or inadequate the accuracy of the valuation may be affected for which we will accept no liability.
- e) The report is a valuation report and not a survey on the structure of the building. We have not carried out a building survey nor have we inspected those parts of the property which are covered, unexposed or inaccessible. Such parts are assumed to be in good condition.

Assumptions

Unless it is stated otherwise within our report we have made the following Assumptions:

- a) that vacant possession is provided;
- b) that all required, valid planning permissions and statutory approvals for the buildings and for their use, including any extensions or alterations, have been obtained and complied with;
- c) that no deleterious or hazardous materials or techniques have been used, that there is no contamination in or from the ground, and that it is not landfill ground;
- d) that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing and that good title can be shown;
- e) that the property and its value are unaffected by any matters which would be revealed by a local search (or their equivalent in Scotland and Northern Ireland), replies to the usual pre-contract enquiries, or by any statutory notice which may indicate that neither the property, nor its condition, its use, or its intended use, is or will be unlawful;
- f) that an inspection of those parts which have not been inspected, or a survey inspection, would not reveal material defects or cause the valuer to alter the valuation materially;
- g) that the property is connected to, and there is the right to use, the reported main services on normal terms;
- h) that sewers, main services and the roads giving access to the property have been adopted, and that any lease provides rights of access and egress over all communal estate roadways, pathways, corridors, stairways and use of communal grounds, parking areas and other facilities;
- i) that, in the case of a new property, the construction of which has not been completed, the construction will be satisfactorily completed;
- j) that, in the case of a newly constructed property, it has been built under the NHBC Buildmark Scheme, Zurich Municipal Newbuild and Rebuild Schemes, Housing Association Property Mutual Scheme, Premier Guarantee for Private and Completed Housing or equivalent, or by a professional consultant acceptable to the lender.

In addition, unless stated otherwise, as the subject flat is part of a building comprising flats or maisonettes, the following Assumptions have also been made:

- a) the costs of repairs and maintenance to the building and grounds are shared equitably between the flats and maisonettes;
- b) there are suitable, enforceable covenants between all leaseholds, or through the landlord or the freeholder/any freeholder;
- c) there are no onerous liabilities outstanding;
- d) there are no substantial defects, or other matters requiring expenditure (in excess of the current amount or assumed amount of service charge payable on an annual

basis), expected to result in charges to the leaseholder, or freeholder, of the subject property, during the next five years, equivalent to 10% or more of the reported Market Value;

- e) that, where the dwelling is leasehold, and because the valuer has no further and better knowledge or information:
- the unexpired term of the lease is 70 years, and no action is being taken by any eligible party with a view to acquiring the freehold or to extending the lease term;
 - there are no exceptionally onerous covenants upon the leaseholder;
 - the lease cannot be determined, except on the grounds of a serious breach of covenant in the existing lease agreement;
 - if there are separate freeholders, head and/or other sub-head leaseholders, the terms and conditions of all the leases are in the same form and contain the same terms and conditions;
 - the lease terms are mutually enforceable against all parties concerned;
 - there are no breaches of covenant or disputes between the various interests concerned;
 - the leases of all the properties in the building/development are materially the same;
 - the ground rent stated or assumed is not subject to review and is payable throughout the unexpired lease term;
 - in the case of blocks of flats or maisonettes of over six dwellings, the freeholder manages the property directly or there is an appropriate management structure in place;
 - that there is a dutyholder, as defined in the *Control of Asbestos in the Workplace Regulations 2002*, and that an Asbestos Register and effective management plan is in place, which does not require any immediate expenditure, or pose a significant risk to health, or breach the HSE Regulations;
 - where the subject property forms part of a mixed residential or commercially used block or development, there will be no significant changes in the existing pattern of use;
 - where the property forms part of a development containing separate blocks of dwellings, the lease terms of the subject property apply only to the subject block, and there will be no requirement to contribute towards costs relating to other parts of the development, other than in respect of common roads, paths, communal grounds and services;
 - where the property forms part of a larger development, the ownership of which has since been divided, all necessary rights and reservations have been reserved;
 - there are no unusual restrictions on assignment or subletting of the subject property for residential purposes;

- there are no outstanding claims or litigation concerning the lease or the subject property or any others within the same development;
- where the subject property benefits from additional facilities within the development, the lease makes adequate provision for the lessee to continue to enjoy them without exceptional restriction, for the facilities to be maintained adequately, and that there are no charges over and above the service charge for such use and maintenance;
- in respect of insurance, that:
 - the property can be insured under all risks cover, which includes subsidence, landslip and heave, for the current reinstatement cost;
 - the cover assumed is available on normal terms;
 - there are no outstanding claims or disputes;
 - where individuals in a block make separate insurance arrangements, the leases make provision for mutual enforceability of insurance and repairing obligations; and
 - any landlord responsible for insurance is required to rebuild the property with such alterations as may be necessary to comply with current building regulations and planning requirements.

Head Office
67-68 Warwick Square
London SW1V 2AR
Telephone 020 7963 4600
Email headoffice@dng.co.uk

Block Management
67-68 Warwick Square
London SW1V 2AR
Telephone 020 7963 4646
Email blockman@dng.co.uk

**Professional Valuations
& Property Management**
37 Exmouth Place
London SW3 3QH
Professional Valuations
Telephone 020 7591 8746
Email valdep@dng.co.uk
Property Management
Telephone 020 7225 0234
Email propman@dng.co.uk

North

Chelsea
45 Sloane Avenue
London SW3 3DH
Sales 020 7225 1225
Email chelseasales@dng.co.uk
55-57 Sloane Avenue
London SW3 3DH
Lettings 020 7581 6666
Email chelsealets@dng.co.uk

Hammersmith & Shepherd's Bush
118-120 Glenhorne Road
London W6 0LP
Sales 020 8563 7100
Email hammsales@dng.co.uk
Lettings 020 8563 4422
Email hamlets@dng.co.uk

Notling Hill & Kensington
172 Kensington Church Street
London W8 4BN
Sales 020 7792 1881
Email nhsales@dng.co.uk
Lettings 020 7792 1331
Email nhlets@dng.co.uk

Fulham
656 Fulham Road
London SW6 5RX
Sales 020 7731 4391
Email fulhamsales@dng.co.uk
Lettings 020 7731 4791
Email fulhamlets@dng.co.uk

South Kensington
22 Gloucester Road
London SW7 4RB
Sales 020 7581 1152
Email kensales@dng.co.uk
Lettings 020 7589 5252
Email kenlets@dng.co.uk

Pimlico & Westminster
106 Wilton Road
London SW1V 1DZ
Sales 020 7931 8200
Email pimlicosales@dng.co.uk
Lettings 020 7931 8300
Email pimlicolets@dng.co.uk

South

Battersea Park
235 Battersea Park Road
London SW11 4ND
Sales 020 7720 8077
Email battpksales@dng.co.uk
Lettings 020 7498 5243
Email battpklets@dng.co.uk

Balham
81 Nightingale Lane
London SW12 8NX
Sales 020 8673 0191
Email balhamsales@dng.co.uk
Lettings 020 7924 2002
Email battlets@dng.co.uk

Putney
190 Upper Richmond Road
London SW15 2EH
Sales 020 8788 3000
Email putneysales@dng.co.uk
Lettings 020 8788 3333
Email putneylets@dng.co.uk

Battersea
128 Northcote Road
London SW11 6DZ
Sales 020 7924 2000
Email battsales@dng.co.uk
Lettings 020 7924 2002
Email battlets@dng.co.uk

Clapham Southside
30 Abbeville Road
London SW4 9NG
Sales 020 8675 4400
Email clapsthsales@dng.co.uk
Lettings 020 8675 0888
Email clapsthlets@dng.co.uk

West Putney
127 Lower Richmond Road
London SW15 1EZ
Sales 020 8785 6666
Email wputneysales@dng.co.uk
Lettings 020 8788 3333
Email putneylets@dng.co.uk