

STATUTORY DECLARATION

I, Mr Ricky Stone of 5 Adelaide Road, Chalk Farm, London NW3 3QE do solemnly and sincerely declare as follows:

I work as a managing director of a letting's agency for Stones Residential Ltd, 5 Adelaide Road, Chalk Farm, London NW3 3QE.

I am familiar with Flats C, D, E and F 165-167 Haverstock Hill NW3 4QT and their interior arrangements.

We/My company were/was first instructed to market the residential accommodation at the property on 02/01/2018 and have continued to market them since.

We/My company began marketing these as self-contained accommodations online on marketing platforms such as Right move and Zoopla. We marketed as studio flats instead of bedsits as, in my opinion, although each of the 18 units inside Flats C, D, E and F had the bathrooms just outside of its unit, they seemed more self-contained than not. Marketing information did not change from when we started in 2018 till present.

I CAN DECLARE THAT:

When we were first instructed to market the property Flats C, D, E and F were in use small Houses in Multiple Occupation.

The situation changed in 2019 when the rooms in each of these flats were converted into self-contained studio flats.

I have read Mr Daniel Elghanian's Statutory Declaration dated 31/05/23 and confirm the timing of events he describes which resulted in the creation of the existing studio flats and continuous occupation for this purpose since 05/04/2019.

AND I MAKE THIS SOLEMN DECLARATION believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

DECLARED by the said Mr Ricky Stone

At 74 Belsize Lane, London, NW3 5BJ

this 31st day of May 2023

Before me

MELANIE CRAIG (SOLICITOR)

A-Commissioner of Oaths/Solicitor

