

MEI

IN THE MATTER OF

49 COTLEIGH ROAD, LONDON NW6 2NN

STATUTORY DECLARATION OF SARA TESFU

I, **SARA TESFU**, of Flat 1, 49 Cotleigh Road, London NW6 2NN do solemnly and sincerely **DECLARE** as follows:

1. I have been asked to provide this Declaration in respect of the use of Flat 1 at 49 Cotleigh Road, London NW6 2NN ("the Property"). The property comprises a self-contained residential unit on the ground floor. This declaration relates to the use of the residential unit in order to provide evidence of the continuous use of Flat 1 over at least 4 years.
2. I can confirm that I took occupation of the Property in the year June 2011. I have tenancy agreements from 26th May 2017 and 26th May 2019. I rented Flat 1 from 2011 until now. The Property was sold to the present owners in September 2013. The sale did not affect my occupancy and I continued to remain in the flat on a periodic assured shorthold tenancy. Margaret Taha came to visit me in October 2013 and has been my main point of contact in terms of the management of the Property since that then. The layout of Flat 1 has remained the same since I moved into the flat. I exhibit my tenancy agreements for the Property at **T1** and **T2**.
3. When the Property came onto the market it was advertised as a self-contained flat with its own bathroom and kitchenette, which is how it is set out (see exhibit **T3** showing the current layout of Flat 1). I can confirm that from 2011 until now this flat has been physically and functionally a self-contained unit. I provide this statutory declaration in support of an application for a Certificate of Lawfulness to confirm that Flat 1 has been in self-contained Class C3 residential dwelling use for at least 4 years and that separate C3 use is therefore lawful.
4. I can also confirm that the Property comprises six self-contained flats which are separately occupied and have been throughout my stay at 49 Cotleigh Road.
5. Flat 1 was managed by Metropole Properties Ltd between 2013 and 2017 and thereafter by Metropole Property Rentals Ltd to date.

6. Accordingly, I declare that Flat 1 to the Property have been occupied for at least 4 years on a separate self-contained basis without any break in occupation.

7. I depose as above of my own knowledge AND make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by SARA TEFU)
At 244B Edmore Road W21DS)
this 3rd day of August 2023)
Before me, [REDACTED])
A Solicitor/Commissioner for Oaths
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