

IN THE MATTER OF
49 COTLEIGH ROAD, LONDON NW6 2NN

STATUTORY DECLARATION OF ANDREW O'NEILL


I, Andrew O'Neill, of Flat 2, 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 2 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 2 over at least 4 years.
2. I can confirm that I took occupation of the Property in January 2010 and remained in the property on a periodic tenancy until the present owner purchased the property in 2013. I have a copy of an application for direct rental payment to the landlord dated 27th February 2013 and a tenancy agreement from 22nd April 2017. I do not have a copy of a tenancy agreement before this time because I cannot locate the earlier documents due to the passage of time. I rented Flat 2 from January 2010 until now. I still live at the Flat 2 on an assured shorthold periodic tenancy. I exhibit at **A1** my tenancy agreement for the Property from 22nd April 2017 and at **A2** the copy of the application for direct rental payments to the landlord.
3. When the Property came onto the market it was advertised as a self-contained flat with it's own bathroom and kitchenette, which is how it is set out (see exhibit **A3** showing the current layout of Flat 1). I can confirm that throughout my tenancy 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 2 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 2 has been managed by Metropole Properties Ltd from 2013 until 2017. In 2017 the management of the flat was taken over by Metropole Property Rentals Ltd (trading as Metropole Rentals) and the same company continued to manage Flat 2 to date. Margaret Taha works for Metropole and came to visit me in 2013 when Metropole (Cotleigh Road) Ltd took ownership of 49 Cotleigh Road. Margaret helps with rent collection and day to management and maintenance. Margaret has remained my point of contact since then.
6. Accordingly, I declare that Flat 2 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 ANDREW O'NEILL
At 2440 Edgware Road W2 1DS

this 3rd day of August 2023

Before me, 
A Solicitor/Commissioner for Oaths

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SOLICITOR

Watlington Solicitors
20 Shirburn Street
Watlington
OX49 5BT
Telephone: 01491 614700
info@watlington solicitors.co.uk