

Dear Sir / Madam,

16<sup>th</sup> JULY 2024

We are an estate agent operating across all current Ballymore sites as their recommended agent. In the NW6 postcode, we manage 90 units, and our coverage extends over a vast area of North and North West London, as this is our sole office in this part of the city. Additionally, from this office, we manage another 90 units outside the NW6 postcode, reaching as far north as Harrow and as far west as White City.

We chose to locate in West Hampstead because, as Ballymore's recommended agent, we sell, let, and manage the largest number of units within West Hampstead Square. However, this office is also a key strategic hub within our network, servicing all North London postcodes, Central London, and some West London areas, such as White City.

We use the car for various essential tasks, including but not limited to:

- Driving to viewings and valuation appointments, sometimes with clients as passengers
- Handing over new properties
- Meeting developers
- Team travel between offices
- Attending events held by developers, universities, and charitable causes
- Conducting property inspections
- Responding quickly to emergency maintenance issues
- Collecting keys for apartments from various locations
- Delivering supplies between our network of offices
- Collecting clients from various locations and bringing them to the office

Our days are highly varied, often involving many of the tasks listed above. The car covers a high mileage every year due to the large geographical area it serves. While we have 10 offices within our network, this is our only one in North and North West London. The extensive area we cover and the time required to visit all the locations from this single office make the use of a car indispensable.

Relying on public transport would hinder our ability to perform our duties, especially those with time constraints, potentially resulting in a loss of income or adverse effects on the apartments we manage.

Yours sincerely,



Andrew Shek, MARLA  
Area Lettings Manager