

Date: 22 October 2024

Dear Sirs,

Re. 247 Tottenham Court Road

The Managing Agent of the residential units in this building, as is best practice for the maintenance of the MVHR units (mechanical ventilation with heat recovery), would have in place a planned annual service arrangement. This service would cover, for example, cleaning vents, filters (or changing them - as required), and addressing any issues noted.

This would be carried out by a suitably qualified contractor who would be Safe Contractor registered as is usual practice and per Knight Frank's requirements,

As is standard practice, this is considered a Landlord responsibility.

Yours faithfully,

A handwritten signature in black ink that reads "Luke Kievenaar".

Luke Kievenaar

Partner, Head of Property Management