



SCHEDULE OF EXISTING FEATURES & RELATED WORKS
1 September 2010

31 FREDERICK STREET, LONDON WC1X 0NF

31B GROUND FLOOR FLAT

Notes.

- *Statements that features are original or non original are based on assumptions*
- *Where no work is specified to an original feature it is to be retained and repaired*
- *'Sash window' means sashes & box frame*

GROUND FLOOR

Flat entrance hall

Flush flat entrance door in what is likely to be a non-original opening.

Hall – formed from part of the original rear room.

All non-original except for panelled door, linings and architrave to rear room.

Front room (living/dining/kitchen):

Ceilings non-original (probably suspended ceilings).

No cornices or ceiling rose.

Splayed skirtings non-original.

Outward opening room door & frame non-original (glazed).

Window original – sashes and frame with shutters.

Window masonry cill original.

Shutters original.

Fittings – kitchen units all unserviceable poor condition.

Rear room (bedroom):

Ceilings non-original (probably suspended ceilings).

No cornices or ceiling rose

Splayed skirtings non-original.

Original panelled door with fire proofed panels on room side – to be investigated for asbestos.

Window original, splayed reveals (no spandrel panel)

Bathroom (rear behind stairs)

All new except steps down

Ceiling racked under stair and live in bathroom – replace with two layers of plasterboard.

Window non-original casement