



SCHEDULE OF EXISTING FEATURES & RELATED WORKS
11 November 2010

49 FREDERICK STREET, LONDON WC1X 0NB

49A GROUND FLOOR & BASEMENT MAISONETTE

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

Communal entrance hall:

Ceiling – plasterboard (no cornice).

Walls – woodchip wallpaper. Cracking to flank plaster adjacent to line of spine partition. Arch to spine wall.

Non-original skirtings.

Original front door.

Non-original maisonette entrance doors (to N°49A & 49B) with Georgian Wired fanlights.

Entrance hall (49A Frederick Street):

Hall – formed from part of the original rear room.

Ceiling – plasterboard.

Walls – non-original except for spine partition. All surfaces plasterboard. Non-original skirtings.

Front room (living room):

Ceiling – assumed plasterboard and without mouldings.

Floor – interlocking laminate boarding with noticeable spring adjacent to the left hand chimney breast recess.

Blocked fireplace with non-original skirting and plain fire surround (probably not original).

Non-original skirtings.

Glazed panelled door (assumed not original) in non-original spine wall opening. Door to be replaced with new flush fire resisting door.

Original window with shutter boxes (painted) and spandrel panel. Shutters missing.

Original sub cill.

Rear room (kitchen/dining room):

Ceiling – assumed plasterboard and without mouldings.

Floor – vinyl sheet.

Assumed sand cement render to rear wall and plasterboard to partitions.

Non-original skirtings.

Non-original door opening, flush door, linings and architraves.

Non-original sash window and architraves. Original sub cill.

Non-original water storage tank at high level adjacent to spine partition.

Staircase/Landing area:

Window – non-original casement and sub cill.

Bannisters missing to short flight down from ground floor.

Staircase flight down to basement is not original. Non-original handrails.

BASEMENT

There are no original internal features or finishes throughout the basement (plaster, doors, fireplaces, skirtings, architraves etc.) although the sash window to the front room is original. The basement floor is solid.