
REPORT

on

CONDITION SURVEY

of

53 Kentish Town Road
London NW5

for

Mr Andy Spector

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25th November 1994

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25th Nov 1994

CONDITION SURVEY REPORT

53 KENTISH TOWN ROAD LONDON NW5

INSTRUCTIONS

This report is prepared on the instructions of, for and solely on behalf of Mr Andrew Spector. Our instructions are taken as being to make an outline and preliminary inspection only of the building structure and services, and to submit a report on our findings.

EXCLUSIONS AND GENERAL TERMS

This report is based, unless otherwise stated, upon a visual inspection of the property, the exterior being viewed from the ground. It is not feasible to remove mouldings, architraves, roof coverings etc., nor is it possible to take bricks from walls or otherwise injure the property to examine the condition of the materials underneath. Furthermore, we cannot, within the terms of our instructions, remove fitted carpets and floor coverings, therefore, we have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible and we are unable to report that such parts of the property are free from decay, beetle infestation or other defects.

Similarly no inspection or investigation has been made into any possible use of High Alumina Cement Concrete in any parts of the structure, and, although, the likelihood of use is extremely small, it is not possible to report that the buildings are free from risk in this respect.

Although we may not necessarily have discovered any asbestos based materials, you should be aware that asbestos has been found to be carcinogenic, and asbestos products such as asbestos cement cladding sheets and roofing, insulation, etc., can cause risk, particularly if the surface covering is damaged exposing asbestos fibres. Where found, the removal of asbestos must be carried out by specialists.

Where inspections and reports are made in outline and preliminary form no responsibility is offered for any errors of omissions in those parts of the survey.

Inspection was possible in all rooms. It was not possible to gain access into floor, wall, or ceiling voids other than where stated.

This report may not be disclosed to Third Parties unless the terms and conditions of survey are also disclosed.

The weather on the day of inspection was dry.

Note: All hand directions are given as when facing the front elevation

PLANNING AND TENURE

No formal enquiries have been made in these respects, being matters normally dealt with by Conveyancing Solicitors.

For the purpose of this survey it is understood that there are no adverse planning schemes, and that the property is offered for sale with full vacant possession of the Freehold interest.

GENERAL DESCRIPTIONS

53 Kentish Town Road is a mid-Victorian early "Gothic" semi-detached residential building on Basement, Upper ground, First and Attic storey, and of traditional construction in brick, timber and slate. There is a small original rear addition on Basement and Ground floor level.

The property is in a partially converted state, with the Basement separated off as a self-contained flat with own entrance, the upper part as single occupation.