

Dated 23rd November 2006

STATUTORY DECLARATION

Of KEITH VINCENT COLE

In support of a

**Certificate of Lawfulness Application
relating to**

**Flat 1
15 Bracknell Gardens
London
NW3 7EE**

 **Blake
Lapthorn
Linnell**

Seacourt Tower
West Way
Oxford OX2 0FB
Ref: HGL.285450.5

STATUTORY DECLARATION

I KEITH VINCENT COLE of Flat 1, 15 Bracknell Gardens, London, NW3 7EE do **SOLEMNLY AND SINCERELY** declare as follows: -

1. I purchased Flat 1, 15 Bracknell Gardens, London, NW3 7EE ("the Property") on 1989 as my sole residential accommodation. HM Land Registry details, obtained in August 2003, show that my interest as leasehold owner of the Property was registered on 19 July 1989 (Exhibit KVC 1).
2. 15 Bracknell Gardens is a three storey detached building and has been, at some time in the past, converted into six flats, of which the Property comprises one of those flats. I can confirm that when I bought the Property it comprised the Ground Floor and benefited from the sole use of the following accommodation and facilities, namely; 1 living room, 3 bedrooms, 3 bathrooms, cloakroom, kitchen and front and rear gardens.
3. This accommodation and the facilities described above are confirmed as forming part of the Property in the 'Report and Mortgage Valuation' carried out on behalf of the Mortgage Corporation, who were my original lender (Exhibit KVC 2) and in the valuation / survey carried out by Spyer and Partners, which I requested be undertaken to help inform my decision whether or not to purchase the Property (Exhibit KVC 3).
4. I subsequently changed lender to Abbey National on 25 January 1991 and this detail is also shown on the Land Registry details obtained in August 2003 (Exhibit KVC 1).
5. In approximately March 1994 I decided to try and sell the Property and had photographs taken (Exhibit KVC 4) and had sales particulars drawn up with Benham & Reeves, a local estate agent (Exhibit KVC 5), which again confirms the extent of the accommodation provided by the Property, although ultimately I decided not to proceed with the sale.
6. On 1 January 2005 I successfully obtained an extension to my original lease, which now provides for a term of 999 years from 1 January 2005. HM Land Registry details confirm that I am the leaseholder of the Property for a period of 999 years running from 1 January 2005 (Exhibit KVC 6).
7. I am currently selling the Property having marketed it through Goldschmidt and Howland estate agents. The particulars of sale show some more photographs of the property and contain a floor plan showing the extent of the Property and the layout of the accommodation described above (Exhibit KVC 7).

8. Having purchased the Property I have subsequently lived there with my partner and we have used it as our own and sole residential accommodation. At no time, since we moved into the Property on 19 July 1989, has anybody else lived at the property nor has it been used for anything other than residential accommodation.

AND I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

DECLARED by the said KEITH VINCENT COLE

at

this 23 day of ~~Novemb~~ 2006

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Before me



Solicitor / Commissioner of Oaths

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This is the exhibit marked "KVC 1" referred to in the Statutory Declaration of Keith Cole.

Keith Cole

Before me

[Signature]

Solicitor / Commissioner for Oaths