

This is the exhibit marked "KVC 5" referred to in the Statutory Declaration of Keith Cole.



Before me



Solicitor / Commissioner for Oaths

125



Peter Berger

Market 950k.

Best time to market Apr/M/Su

56 HEATH STREET HAMPSTEAD LONDON NW3 1DL
0171 435 9822 (HOUSE SALES) 0171 794 1101 (FLAT SALES) FAX: 0171 794 1100
OPEN 7 DAYS A WEEK

EXCEPTIONAL LEVEL GROUND FLOOR
GARDEN APARTMENT FOR SALE

BRACKNELL GARDENS, HAMPSTEAD, NW3

**22'9 X 14'7 MASTER BEDROOM WITH IMPRESSIVE
ENSUITE BATHROOM (SOUND-PROOFED FROM FLAT ABOVE),
2 FURTHER REAL DOUBLE BEDROOMS WITH ENSUITE BATHROOMS,
MAGNIFICENT PERIOD DRAWING ROOM WITH
ADDITIONAL DINING BAY, POGGENPOHL FITTED KITCHEN,
GUEST CLOAKROOM, INDEPENDENT GAS CENTRAL HEATING,
BURGLAR ALARM SYSTEM, ENTRYPHONE,
BEAUTIFULLY LANDSCAPED 68'6 X 43'1 PRIVATE GARDEN**

LEASEHOLD OFFERS SOUGHT IN EXCESS OF ~~£400,000~~ SOLE AGENTS

Set on the lower slopes of Hampstead within reach of the fashionable Village centre with its wide array of boutiques, cosmopolitan restaurants and transport facilities along with the numerous amenities that Finchley Road has to offer. This well proportioned apartment occupies the vast majority of the level ground floor of a fine detached double-fronted period residence. The current owner, with the help of a renowned interior designer, has created an exceptional home that captures the period and elegance of the era with a sympathetic restoration of some exquisite period features including parquet flooring, intricate cornice work and picture windows. Undoubtedly, one of the finest features of the flat is the exceptional drawing room which leads directly out on to the beautifully landscaped private garden which enjoys a south-westerly aspect. An interior inspection, to fully appreciate the finer qualities that the splendid home affords, is in our opinion imperative.

Entrance Hall 'L' shaped with range of floor to ceiling concealed storage/cloaks cupboards, entryphone system, marble flooring, high ceiling, halogen lighting, cornicing, overhead storage.

Master Bedroom 22'9 x 14'7 into large usable bay with attractive french paned windows to front aspect, high ceiling, original parquet flooring, picture rail, easily concealed safe, sound-proofing to flat above.

Ensuite Bathroom 4 piece quality suite comprising bath set under marble top, pedestal wash hand basin, low flush WC and full body shower cubicle with multi-jet power shower, concealed medicine cabinet, chrome fittings, marble tiling, stripped wood flooring, extractor fan, window, halogen lighting.

Guest Cloakroom 2 piece suite comprising low flush WC and wash hand basin, continued marble tiled flooring, extractor fan, inset spotlights, dado rail.

From the Entrance Hall impressive double doors open into the

Drawing Room 24'3 x 18', a magnificent entertaining room with original part panelled walls, high ceiling, impressive feature fireplace with detailed marble mantelpiece surround, cast iron insert and base, gas point for real flame gas effect fire, intricate cornice work, parquet flooring, halogen lighting, two french paned windows, large opening through to additional

Dining Bay 11'9 x 9'6 with continued parquet flooring, matching ornate ceiling cornice work, low voltage lighting, french pane windows and doors enjoying views over and leading out on to delightful private garden.

NB. These two areas combined provide an impressive entertaining room exceeding 36' in length.

Small Inner Lobby

Kitchen 14'8 x 7'8, range of Poggenpohl wall and base units, integrated fridge and separate freezer, built in Neff oven and grill, 4 position ceramic hob with Philips extractor hood over, plumbing and space for dishwasher and washing machine, two and a half bowl sink unit incorporating waste disposal, Cumberland slate marble work surface with matching splashbacks to walls and tiled flooring, side window, spotlights, loft access, pull-out larder.

Bedroom 3 16'3 x 14'4 at maximum, a well proportioned room with 11' high ceiling, intricate cornice work, inset spotlights, picture rail, two large french pane sash windows to side aspect.

Ensuite Bathroom 3 piece suite comprising bath with shower attachment, low flush WC, pedestal wash hand basin, tiled walls, window, extractor fan, mirror.

Door from Entrance Hall leading to

Inner Lobby obscured glass windows, broom cupboard housing control panel for burglar alarm system.

Bathroom 3 very compact, concealed under the stairway of the house slightly restricted head-height, 2 piece suite comprising hip bath with shower attachment, wash hand basin, part tiled walls. NB. At present behind glass fronted doors.

Bedroom 2 17'1 x 12' including depth of extensive range of deep fitted wardrobes, 11' high ceiling, cornicing, attractive square bay with french pane windows to front aspect, uplighters, picture rail.

EXTERIOR

Private Garden

68'6 x 43'1, a gardener's dream, beautifully maintained and landscaped by a professional gardener with well tended lawn areas, stocked herbaceous and flower borders, two-tiered terrace/patio with small ornamental pond, two deep storage cupboards ideal for housing garden furniture/equipment, tools, golf clubs etc. Additional gardener's side access. Undoubtedly one of the finer gardens in the area, offering seclusion and the perfect retreat. Ideal for sun-worshippers providing south-westerly aspect and therefore capturing the sun almost throughout the day.

TENURE: LEASEHOLD 99 YEARS FROM 14.1.1982

GROUND RENT £100 PER ANNUM

SERVICE CHARGE PROPORTIONATE

NB. December 1996-December 1997 Service Charge amounted to £1,895.78 which included buildings insurance, repairs and maintenance, cleaning of common parts together with management and audit fees. This also included a contribution towards the reserve fund.

B20044/S/606