

Additional Enquiries - 23A Hemstal Road, London NW6 2AB

1. Please specifically confirm that the boundaries on site correspond with those on the title plan and, if relevant, the lease plan.
2. We enclose a copy of the contract for approval.
3. Referring to the freehold Official Copy of Register of Title, title number 437678, please confirm with the landlord that they have complied fully with the requirements set out in the schedule of restrictive covenants and confirm whether:
 - a) Any payments are currently being made; or
 - b) Whether any demands have been received by the covenant holder.
4. Referring to the Official Copy of Register of Title for the leasehold numbered NGL763979, in relation to C1 of the register, please confirm if an indemnity policy has been procured? Please also confirm that the restrictive covenants in the Schedule have been fully complied with by the Seller.
5. Referring to the Lease dated 29th September 1997:
 - a) Please confirm if the garden forms part of the demise as this would seem to be indicated on the lease plan.
 - b) Please specifically confirm that your client has sight of the obligations, covenants and regulations in the lease and that they have confirmed to you that they are not in breach of such and these have been upheld fully.
 - c) Please confirm the property is carpeted in accordance with clause 3.2.
 - d) Please provide a copy of a deed of covenant required under this lease for approval.
 - e) Please confirm the notice fee to be served upon the landlord.
6. Referring to the Leasehold Information Form provided, please provide answers to points 2.4, 5.5 and 6.2. We await hearing from you.
7. Referring to the Property Information Form provided:
 - a) Please provide responses to 1.2, 1.3, 1.4 and 1.5 of the form.
 - b) In relation to response 5.1 (e) and (g), please detail the extent of the works undertaken.
 - c) We await receipt of an EPC for the property.
 - d) In relation to response 9.1, please kindly provide details on how our client may arrange such a pass.
8. We currently await receipt of the management information pack and would be grateful if you could arrange for them to fill out the attached LPE1 form.
9. Referring to the estimated service charge demand for 2016/17, we note there are a significant amount of anticipated works by the landlord. Please kindly confirm:

- a) To what extent these works have already been undertaken (with specific reference to the letter dated 20th November 2015, setting out the frame work for the works).
- b) Confirmation of what the estimated portion of the major works service charge 2016/17 relates to and what lot these works applied to.
- c) The previous service charge currently due on account for the period before 1st April 2016.
- d) If there are any further works anticipated which have not been disclosed in Camden Council's letter dated 20th November 2015.
- e) Please provide a current up to date copy of the rent accounts and service charge account. Please confirm that all accounts will be cleared on or before exchange.

10. Please kindly provide a copy of the current buildings insurance.

11. Referring to our Environmental Search report recently received:

- a) Please specifically confirm that the property has not been affected by flooding in any way.
- b) We note High Speed Rail 2 (HS2) – please provide copies of all correspondence received on this matter as we note the property is within 2 kilometres of the proposed link.

12. Can vehicular and pedestrian access to the Property be had direct from the highway? If not how is such access to the Property obtained.

13. Has the Property, so far as the Seller is aware, at any time suffered from subsidence, flooding, rising damp, dry rot, wet rot or other rot, woodworm or other timber infestation, or any structural or drainage defect requiring remedial treatment? If so please give details of:

- a. The nature of the defect or damage suffered and the date upon which the same became apparent:
- b. The remedial treatment carried out and any guarantees given in respect thereof. Please supply copies of those guarantees and any reports, estimates and specifications relating thereto.

14. Has the Property been burgled to the best of the Seller's knowledge?

15. Do any trains run under or within a one mile radius of the Property? If so:

- a. Is the noise from passing trains audible within the Property?
- b. Can vibrations from the trains be felt within the Property?

16. Does any noise of whatever nature emanate from neighbouring land which is audible on or in the Property (irrespective of whether this has caused the Seller to complain)? If there is such noise has the Seller or any of the Seller's predecessors in title ever complained about it?