

**IN THE MATTER OF
15 CHESTERFORD GARDENS, LONDON NW3 7DD**

AFFIDAVIT OF CHRISTODOULOS MOUSKOS

I, **CHRISTODOULOS MOUSKOS**, of 15 Chesterford Gardens, London NW3 7DD STATE
ON OATH as follows:

Ownership

1. I bought the property in August 2009, and title was registered under my name by November 2009. I herewith exhibit a copy of the Land Registry office copy entry and filed plan in respect of the same at **CM01**. I have lived at this property since the date we moved in on 27th September 2010.
2. I currently live here with my partner, Ms Olga Voinova, and our two sons, Michael (7 years' old) and Christian (5 months' old).

Physical Layout

3. Goldschmidt and Howland and Arlington Residential marketed the property for sale jointly in July 2009. The marketing particulars for the latter are herewith exhibited at **CM02**. The particulars refer to the property as being 'currently arranged as two apartments.
4. The floor plans for the property at the time of purchase were in accordance with the planning permission granted on the 25th January 2008, reference 2007/5689/P (as exhibited herewith at CM20, see below) showing two apartments, one at ground floor and the other at first and second floors.

5. It would appear that the works to convert the property into two apartments had been completed by 6th April 2009 in respect of which I herewith exhibit at **CM03** a copy of the Building completion certificate that was issued in respect of these works.

Prior to our occupation

6. Before we moved in to 15 Chesterford Gardens, we lived in a Flat at No.14 Lindfield Gardens, London NW3 6PU, which we rented from a private landlord. I herewith exhibit at **CM04** a copy of a Memorandum of Agreement until the 28th September 2010 with the landlord's agent, Savills. This Memorandum relates to the extension of a lease term of one year that had already been agreed with the same landlord from 29th June 2009 until the 28th June 2010, an extract of the Agreement for a Tenancy in relation to which is exhibited at **CM05**.
7. We continued to live at this address until the 27th September 2010 coinciding with the end of the tenancy period specified in the Memorandum from Savills to be 28th September 2010.

My Family's Occupation & Works Undertaken

8. Before we moved in to Chesterford Gardens, I undertook work to the property including internal alterations to convert the property into a single family dwelling, a rear extension, landscaping works and general improvements. I herewith exhibit at **CM06** an itemised bill and schedule of works from the building contractors, SJ Henderson & Co Ltd, dated 18th March 2010 in respect of the completed works.
9. Furthermore, I herewith exhibit at **CM07** various other invoices relating to the conversion to a single dwelling, including the removal of the partitioning and first fix plumbing and electrical services, all work done around November 2009.
10. A final certificate for all of the works carried out was issued and dated 11th May 2011 and I hereby exhibit at **CM08**.

11. We moved in to Chesterford Gardens on 27th September 2010 and we have used and occupied the whole property as one single family dwelling from that date and continue to do so.
12. The removal firm 'Friendly Movers' were used for the move and I herewith exhibit at **CM09** confirmation of the removal arrangements by way of email dated 26th September 2010.
13. I herewith exhibit at **CM10** confirmation that the property has been converted to a single dwelling in an email to TV Licensing dated 23rd September 2010.
14. We set up a Sky billing account, which was addressed to the whole property as 'No.15', as confirmed by a letter dated 27th September 2010 from Sky, which I herewith exhibit at **CM11**.
15. On the 7th October 2010, British Telecom billed me for the whole property, a copy of this bill I herewith exhibit at **CM12**. The second page included in this exhibit, which sets out the itemised charges, refers to the period over which we moved house from Lindfield Gardens to our current address, and this is consistent with our move date of 27th September 2010.
16. On the 20th October 2010, I confirmed to Thames Water that I occupy the whole property as a single family dwelling. A copy of my email to them is herewith exhibited at **CM13**. Within this exhibit, I also include copies of two bills, one from 3rd August 2011 and one from 12th June 2012, both of which are address to me at "15 Chesterford Gardens".
17. In respect of electricity to the house, I have been billed over the period in respect of "15 Chesterford Gardens". Copies of bills and other correspondence with EDF Energy are herewith exhibited at **CM14**.
18. In respect of gas to the house, I have been billed over the period in respect of "15 Chesterford Gardens". Copies of bills from British Gas are herewith exhibited at **CM15**.

19. We have continued to receive, use and pay for water, gas and electricity from the respective utilities providers at all material times until at least the present day.
20. On the 27th January 2011, the property was inspected in respect of domestic electrical installation, tests conducted by a qualified inspector and a Certificate issued, a copy of which I herewith exhibit at **CM16**. The Inspector set out in accompanying schedules to the Certificate a description of the areas of the house where his tests were conducted. The property is only described in terms of one single house, and there is no reference to separate apartments therein.
21. On the 10th March 2011, a Building Regulations certificate was issued in respect of all of the gas installations at the property, a copy of which I herewith exhibit at **CM17**. The property is described in the address as one unit, No.15.
22. Damp-proofing works were undertaken on or around the 10th December 2012 by Kenwood PLC, confirmation of which I herewith exhibit at **CM18**, along with proof of damp-proofing works in relation to dry rot on 19th December 2013 by Quadrant Damp Proofing Limited.
23. I took out Homes and Contents Insurance with Hiscox from November 2010 until November 2011 and then with Sainsbury's Bank, currently until November 2015. I herewith exhibit copies of letters from both companies confirming these arrangements, together with extracts from their respective Statements of Fact, all at **CM19**. Not only were these letters addressed to 'No.15' and not to separate apartments in the building, but also I confirm that no other family occupies the property, me and my family occupy the whole of the property and that the property is entirely self-contained behind the front door to the street.

Planning Records

24. On the 25th January 2008, planning permission was granted to convert the property into two apartments as well as other works; reference 2007/5689/P. A copy of the planning permission and the approved existing and proposed floor plans is herewith

exhibited at **CM20**. The Building Completion Certificate that I have exhibited at CM03 proves completion of these works.

25. On the 1st December 2009, planning permission was granted for alterations and extensions at the rear ground floor, including a single storey extension, rear patio and landscaping; reference 2009/4436/P. This planning permission refers to the property as being arranged at the time as two apartments, one at ground floor and a first and second floor maisonette. A copy of the planning permission and the approved existing and proposed floor plans is herewith exhibited at **CM21**.
26. The Council was notified in respect of works to trees prior to my occupation of the property, and the Council confirmed no wish to object to these works by letters of 22nd December 2009 (reference 2009/5553/T) and 6th July 2010 (reference 2010/2799/T). Both letters, which were addressed to 'No.15' instead of a particular part of the property, are exhibited at **CM22**.

Electoral Roll and Council Tax

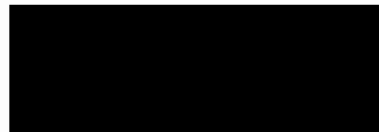
27. I exhibit herewith at **CM23** correspondence with the Council relating to entries to the Electoral Roll. My partner, Olga, and I are both registered at the property and have been so since 2010. Since then, the Electoral Roll has continued to show the property as split between a first and second floor maisonette and a ground floor flat.
28. However, we have notified the Council of the change in the names of occupants of the ground floor to me and to Olga, a copy of which is included within this exhibit; albeit that we confirmed on the same form our wish not to be included in the edited version of the register for Flat A.
29. Therefore, having notified the Council as required, in any changes to the names of people living at the property, it would have been clear from this date that we occupied the property as a whole.
30. Similarly in respect of Council Tax, the property has been split between the ground floor and the first and second floor maisonette by Camden's Council Tax and Business Rates Division. This occurred with effect from the 23rd March 2009, as

confirmed in a letter from the Valuation Office Agency dated 18th May 2009, which I herewith exhibit at **CM24**. This reflected the change in the layout of the premises following the grant of planning permission for conversion of the property into two apartments as well as other works; reference 2007/5689/P (see above and at Exhibit CM20).

31. Since this date, I have paid Council Tax over the whole of the property and there is no evidence of any other family sharing occupation of the property. Council Tax evidence is herewith exhibited at **CM25**.
32. Therefore, I confirm that I have lived at 15 Chesterford Gardens and occupied this as a single family dwelling for at least four years from 27th September 2010.
33. I **CHRISTODOULOS MOUSKOS**, of 15 Chesterford Gardens, London NW3 7DD do solemnly and sincerely affirm that the facts stated in this affidavit are true.

Sworn by Christodoulos Mouskos
At 24 LISSON GROVE
LONDON NW1 6TT
this 15 day of JUNE 2015
Before me,

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