

21 July 1999

Our Ref: 72614109  
Your Ref: JB

Burlington House  
23/25 Portland Terrace  
Southampton  
Hampshire SO14 7EN  
Telephone 01703 635 455  
Fax 01703 635 459  
DX 2006 Southampton

Birmingham Midshires  
Business and Professional Finance  
PO Box 81  
Pendeford Business Park  
Wobaston Road  
Wolverhampton  
WE9 5HZ

For the attention of Janine Baker

Dear Sirs,

**RE: OPEN MARKET VALUATION OF THE FREEHOLD INTEREST IN THE PROPERTY  
KNOWN AS 211 SUMATRA ROAD, LONDON NW6 1PF  
YOUR APPLICANT: MRS NOEL JANIS-NORTON**

Further to your kind instructions to provide our valuation of the freehold interest in the above property, we have pleasure in reporting as follows.

**1. INSTRUCTIONS**

- 1.1 You have requested us to provide our opinion of the Open Market Value together with the Estimated Realisation Price on the basis of 180 day sale period of the freehold premises as identified above at today's date in the light of current market conditions.
- 1.2 It is understood that this valuation is required for the purpose of assisting you in considering the suitability of this property in respect of a provision of loan, mortgage or other finance and is thus for loan security purposes. The valuation is intended solely for this and for no other purpose and should not be relied upon by any third party to whom it is not addressed who would do so entirely at their own risk.
- 1.3 The property was inspected on 20 July 1999 by Gareth Dop, Dip Est Man, FSVA, AClarb who also prepared this report.

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- 3.7 There is a small yard area between the front elevation of the property and the pavement edge
- 3.6 The front elevation of the property is finished in painted brickwork. Elsewhere the external appearance of the property is of untreated bricks.
- 3.5 There are a number of sky lights and a number of roof space ventilators set into the roof of the property.
- 3.4 To the front elevation of the property is a bay window at ground and first floor level with an apex roof over the bay.
- 3.3 The property is presently used as a teaching centre. We have been advised that previously the property was used as a Homeopathic Treatment Centre.
- 3.2 The property provides accommodation at basement, ground, first and second floor levels.
- 3.1 The subject property comprises of a mid terraced house built in 1803 that is conventionally constructed of masonry under a pitched and tiled roof.

**DESCRIPTION/CONSTRUCTION**

- 2.5 The location is indicated on the street plan extract as Appendix one in this report.
- 2.4 The property is situated in a predominantly residential area but within easy walking distance of shops which are found in West End lane.
- 2.3 The subject property is situated on the south side of Sumatra Road close to its junction with West End Lane which is the B510.
- 2.2 The subject property is situated close to West Hampstead Underground Station and the West Hampstead Thameslink main line railway station.
- 2.1 The subject property is situated in the West Hampstead area of London which lies to the north of the City of Westminster.

**LOCATION**

- 1.4 We have undertaken this instruction on the basis that our Standard Terms and Conditions of Engagement that have been agreed with you apply and any variances from them have been noted in the report.

- 4.6 The second floor attic accommodation is presently used as the owners living accommodation and comprises of three bedrooms and a shower room containing shower, wash hand basin and WC.
- 4.5 At first floor level there is a large classroom area with a folding concertina door down the middle so that the large room can be divided into two smaller rooms. At first floor level there is also a further smaller classroom at the front of the building. A further classroom at the rear of the building and two separate WC facilities.
- 4.4 At basement level there are two storage rooms, a staff WC facility and a kitchenette facility within the unenclosed space. A doorway set into the front elevation of the property at basement level gives access to a flight of stairs which leads up to street level.
- 4.3 In the hallway between the main entrance door and the kitchen a flight of stairs leads down to the basement accommodation.
- 4.2 At ground floor level there are two class rooms. Some steps lead down to a small kitchen area. Behind the kitchen area there is a storage cupboard that appears to have formerly been used as a shower and a storage and WC facility. A rear door leads to the exterior yard.
- 4.1 The accommodation is approached via a doorway set into the left hand side of the front elevation of the property. This gives access to an inner hallway.

**ACCOMMODATION**

- 3.12 The guttering to the subject property is in UPVC.
  - 3.11 The windows to the property are timber single glazed sash windows.
  - 3.10 The properties either side of the subject property are in residential use.
  - 3.9 To the rear of the small enclosed yard is a railway station. The railway station is very well screened from the subject property by a solid brick wall.
  - 3.8 To the rear of the property is a small enclosed yard.
- with a number of steps leading down to the basement access.

5. FLOOR AREAS

5.1 We have measured the premises in accordance with the RICS and RSVA code of measuring practice and calculated that it provides the following approximate net internal floor areas.

Basement	
Store 1	2.65m x 2.6m
Store 2	2.65 m x 3.1 m
WC	
Ground Floor	
Front room	4.2m x 4.0m
Middle room	3.75m x 2.85m
Kitchen	2.8m x 2.9m
Cupboard	
WC	
Shower/Store Room	
First Floor	
Large Class Room	3.7m x 8.6m
Small Class Room	2.4m x 1.9m
Rear Class Room	3.4m x 2.7m
WC	
WC	
Second Floor	
Bedroom 1	5.5m x 3.5m
Bedroom 2	2.4m x 2.5m
Bedroom 3	3.7m x 3.2m
Shower Room	
SERVICES	
6.1	We understand the property has the benefit of mains gas, water, electricity and drainage.
6.2	The property is fitted with an intruder alarm.