

Schedule of Condition

Flat 1, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Raised Ground Floor Rear Bedroom		
Ceiling	Boarded, emulsioned, perimeter coricing, insert light fittings.	No defect noted.
Main rear wall	Plastered, lined, emulsioned, 3 no. double hung sash windows, radiators.	No defect noted.
Right hand side partition	Wholly concealed by built-in wardrobes, plastered and painted above.	Minor evidence of damage to rear of cornice stop end close to main rear wall.
Forward partition	Plastered, lined, emulsioned, door opening to en-suite bathroom, door to landing.	No defect noted.
Flank wall	Plastered, lined, emulsioned, 4 no. double hung sash windows, leaded camed.	No defect noted.
Floor	Timber, suspended, close carpeted.	No defect noted.
En-suite Bathroom		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Forward partition and shower enclosure	Tiled full height.	No defect noted.
Right hand side partition	Plastered, emulsioned, tiled at low level.	No defect noted.
Forward partition	Tiled, emulsioned, fixed mirror, wc, unit contains wash hand basins and marble top, cupboards below, tiled over counter top.	Minor hairline cracking commences from tiled upstand to right of wc and then proceeds semi-vertically and tapers out.
Left hand side partition	Plastered, emulsioned, door to bedroom, tiled at low level.	Minor shrinkage cracking to abutment of tiling with cupboard adjacent and 1 no. grouted joint displaced adjacent to left hand side door architrave.
Floor	Suspended timber, tiled.	No defect noted.

Schedule of Condition

Flat 1, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Raised Ground Floor Front Bedroom		
Ceiling	Plastered, emulsioned, perimeter cornice, insert light fittings.	No defect noted.
Main front wall	Plastered, lined, emulsioned, casement windows.	No defect noted.
Flank wall	Plastered, lined, emulsioned, built-in wardrobes.	No defect noted.
Rear partition	Plastered, lined, emulsioned, doors to landing and en-suite shower room.	Hairline cracking at high level above wardrobes close to right hand side partition extending from top of wardrobe to cornice and minor hairline cracking to cornice junction in this location to the cornice mitre.
Right hand side partition	Plastered, lined, emulsioned, built-in cupboards and shelving.	Minor hairline cracking to abutment of cornice with partition.
Floor	Suspended timber, close carpeted.	No defect noted.
En-Suite Shower Room to the Room Described Above		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Forward partition	Tiled full height, shower cubicle, heated towel rail.	No defect noted.
Left hand side partition	Tiled full height, door to bedroom.	No defect noted.
Rear partition	Tiled full height, wash hand basin in vanity unit, wc, shower cubicle.	No defect noted.
Floor	Suspended timber, tiled, shower tray.	No defect noted.
Raised Ground Floor Circulation Area		
Ceiling and soffits	Boarded, emulsioned.	No defect noted.
Forward partition	Plastered, emulsioned, door to forward bedroom.	No defect noted.

Schedule of Condition

Flat 1, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Flank wall	Plastered, emulsioned, leaded framed and camed double hung sash window.	One glazed pane to lower sash split and damaged.
Rear partition	Plastered, emulsioned, door to main bedroom.	Very minor hairline cracking just below ceiling horizontal and located above right hand side door quoin and about 75 long.
Landing and staircases	Timber framed, close carpeted.	No defect noted.
Garden Level Reception Room		
Ceiling	Boarded, emulsioned, insert light fittings, perimeter corning.	No defect noted.
Forward partition	Plastered, lined, emulsioned, double doors open onto circulation lobby.	No defect noted.
Flank wall	Plastered, lined, emulsioned, double hung sash window combination, chimney breast and fireplace with moulded stone surround.	Evidence of historic staining located close to rear reveal.
Right hand side partition	Plastered, lined, emulsioned, pier.	No defect noted.
Floor	Solid, timber strip.	No defect noted.
Garden Level Conservatory		
Roof	Timber framed and glazed.	No visible defect.
Forward wall	Plastered, lined, emulsioned.	Minor evidence of cracking to cornice stop end on right hand side. Hairline cracking commences from base of wall plate at high level close to glazed framings to flank elevation and continues vertically and diagonally to a position opposite the top mullion to the flank framings.
Flank elevation	Low level rendered, framed and glazed above.	No defect noted.
Rear wall	Ditto and pair of framed and glazed patio doors and radiators.	No defect noted.

Schedule of Condition

Flat 1, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Right hand side flank wall	Ditto.	No defect noted.
Floor	Solid, timber strip.	No defect noted.
Garden Level Separate WC		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Forward partition	Panelled and moulded, wash hand basin.	No defect noted.
Left hand side partition	Plastered, emulsioned, door to circulation lobby.	No defect noted.
Rear partition	Framed and panelled, heated towel rail.	No defect noted.
Right hand side partition	Framed, panelled, boxing at low level, marble shelf, wc.	No defect noted.
Floor	Solid, chequer tiled.	No defect noted.
Garden Level Front Bedroom		
Ceiling	Boarded, emulsioned, perimeter cornice, insert light fittings.	No defect noted.
Main front wall	Plastered, emulsioned, door to en-suite bathroom, double hung sash window, desk unit.	No defect noted.
Left hand side partition	Plastered, emulsioned, built-in shelving.	No defect noted.
Forward partition	Plastered, emulsioned, pier and offset adjacent, door to circulation area.	No defect noted.
Right hand side partition	Plastered, emulsioned, radiator, built-in wardrobe.	No defect noted.
Floor	Solid, close carpeted.	No defect noted.

Schedule of Condition

Flat 1, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
En-Suite Bathroom to Room Described Above		
Ceiling	Boarded, emulsioned, insert light fittings.	Very minor but intermittent separation to junction with cladding to external wall.
Forward partition	Tiled full height, bath, external wall boarded, casement window, heated towel rail, wash hand basin in vanity unit.	No defect noted.
Rear partition	Boarded, door to bedroom.	No defect noted.
Right hand side partition	Boarded, recess over wc, boiler cupboard, tiled within shower enclosure to bath.	Very minor cracking to abutment of boarding with bath panel.
Floor	Solid, tiled.	No defect noted.
Kitchen		
Ceiling	Boarded, emulsioned, insert light fittings, moulded covings.	No defect noted.
Rear partition	Plastered, emulsioned, part glazed door opens onto circulation lobby.	No defect noted.
Right hand side partition	Plastered, emulsioned, radiator.	No defect noted.
Main front wall	Plastered, emulsioned, double hung sash window, base unit.	No defect noted.
Left hand side partition	Plastered, emulsioned, wall and base units, tiled over.	Very minor separation to abutment of upstand to base unit. Separation to skirtings at low level close by to this unit and adjacent to oven.
Floor	Solid, tiled.	Hairline cracking to 11 no. tiles.
Garden Level Circulation Area.		
Ceiling	Boarded, emulsioned, perimeter cornice, insert light fittings.	No defect noted.
Rear partition	Plastered, emulsioned, double doors to reception room, built-in shelving and low level cupboards with pelmet at high level.	Very minor splitting at high level commencing from door frame to guests cloakroom up to pelmet and extending to soffit to pelmet and to leading edge.

Schedule of Condition

Flat 1, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Right hand side partition	Plastered, emulsioned, door to guests cloakroom.	No defect noted.
Forward partition	Plastered, emulsioned, door to bedroom.	No defect noted.
Floor	Solid, timber strip boarded.	No defect noted.
Staircase and spandrel partition	Timber framed, close carpeted, moulded balustrade and handrail, plastered and painted to return, door to kitchen.	No defect noted.
Corridor Leading from Flat Entrance Door		
Ceiling	Boarded, emulsioned, 2 no. borrowed lights.	Very minor cracking to abutment with flank wall and staining close to flat entrance door and extending about 900.
Main front wall	Plastered, emulsioned, flat entrance door.	Minor hairline cracking to door frame perimeters.
Flank wall	Plastered, emulsioned.	Minor hairline cracking to abutment with door frame above lock and minor damage to plaster to wall surfaces above upper lock to door. Evidence of very minor damp staining at low level above skirtings close to door. Damp staining at low level commences about 1500 from door frame and proceeds rearwards about 1000.
Rear partition	Plastered, emulsioned, door opens onto wine cellar/storage room full height.	No defect noted.
Main flank wall	Plastered, emulsioned, framed and glazed door opens onto circulation lobby, high level ducting, double hung sash window, radiator.	Hairline cracking commences from internal corner to ducting to rear of window and proceeds vertically to ceiling on the left hand side of the window.
Floor	Solid, tiled.	No defect noted.
Wine Cellar/Storage		
Ceiling	Boarded, emulsioned, borrowed light, insert light fittings.	Very minor hairline crack to abutment of forward reveal to borrowed light with left hand side reveal.

Schedule of Condition

Flat 1, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
		Minor hairline cracking commences from quoin to forward roof light and proceeds towards ducting abutting main wall.
Forward partition	Plastered, emulsioned, framed and glazed door opens onto entrance corridor.	No defect noted.
Flank wall	Plastered, emulsioned, largely concealed by fitted wardrobes and wine coolers.	No defect noted.
Main rear wall	Plastered, emulsioned, framed and glazed door with fanlight opens onto flank patio.	No defect noted.
Original flank wall to main building	Plastered, emulsioned, ducting, double hung sash window.	Minor hairline cracking to abutment of front duct with ceiling to return and to main face. Open joint to abutment with return to forward duct principally at high level and about 1500 long commencing from ceiling. Very minor cracking to abutment of window framings to arch. Vertical separation cracks to abutment of framings with reveals.
Floor	Solid, tiled, manhole.	No defect noted.

Schedule of Condition

Flat 2, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Raised Ground Floor Living Room		
Ceiling	Boarded, emulsioned, perimeter and dentilled cornice.	No defect noted.
Main rear wall	Plastered, lined, emulsioned, 4 no. casement windows with shutters, radiators.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned, fireplace with moulded marble surround.	Evidence of very minor cracking extends from upper right hand side quoin to window and continues to cornice.
Rear partition	Plastered, lined, emulsioned, double doors open onto circulation lobby.	No defect noted.
Main flank wall	Plastered, lined, emulsioned.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.
Raised Ground Floor Kitchen		
Ceiling	Boarded, emulsioned, perimeter moulded cornice, insert light fittings.	No defect noted.
Rear partition	Plastered, lined, emulsioned, framed and glazed door opens onto lobby, wall and base units.	Very minor hairline cracking to abutment with the cornice to junction with partition with common lobby.
Right hand side partition	Plastered, lined, emulsioned, wall and base units.	No defect noted.
Main front wall	Plastered, lined, emulsioned, bay window, 3 no. casement windows with shutters and leaded camed fanlights, radiators.	No defect noted.
Partition with common lobby	Plastered, lined, emulsioned, wall and base units.	No defect noted.
Floor	Suspended timber, tiled over.	No defect noted but taping to joints.
Guest Cloakroom		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.

Schedule of Condition

Flat 2, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Rear partition	Tiled full height, fixed mirror, wash hand basin.	No defect noted.
Right hand side partition	Tiled full height, wc with ducting behind.	No defect noted.
Forward partition	Tiled, full height.	No defect noted but minor aperture to abutment with door architrave.
Partition with circulation lobby	Tiled full height, door.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.

Raised Ground Floor Circulation Lobby

Ceiling	Boarded, emulsioned, insert light fittings, moulded perimeter cornicing.	No defect noted.
Forward partition	Plastered, lined, emulsioned, door to guests' cloakroom, door to kitchen.	No defect noted.
Partition with communal hallway	Plastered, lined, emulsioned, flat entrance door.	No defect noted.
Rear partition	Plastered, lined, emulsioned, double doors open onto living room.	No defect noted.
Partition with mezzanine playroom	Plastered, lined, emulsioned, double part glazed doors.	No defect noted.
Floors, landing and staircases	Timber framed, boarded over.	No defect noted.

Garden Level/Raised Ground Floor Mezzanine Playroom

Ceiling	Boarded, emulsioned, insert light fittings, framed and glazed lean-to lights.	Very minor hairline cracking approximately centrally to soffits below glazed roof structure extending to vertical reveal below.
Forward partition	Plastered, lined, emulsioned.	No defect noted.

Schedule of Condition

Flat 2, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Left hand side partition	Plastered, lined, emulsioned, double part glazed doors open onto landing adjacent, radiator.	No defect noted.
Rear wall	Plastered, lined, emulsioned, framed and fully glazed door opens onto patio, opening to staircase leading down to garden level.	No defect noted.
Flank wall	Plastered, lined, emulsioned.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.
Staircase Leading from Mezzanine Playroom to Garden Level Patio		
Ceiling	Framed and glazed, boarded and emulsioned.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, radiator.	No defect noted.
Rear wall	Plastered, lined, emulsioned, fully glazed door opens onto garden level patio.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned.	Very minor hairline cracking at mezzanine level extends from abutment with rear wall and continues to roof framings.
Landing and staircase	Timber framed, solid, boarded over.	No defect noted.
Garden Level Forward Bedroom on Left Hand Side		
Ceiling	Boarded, emulsioned, perimeter moulded cornice.	Evidence of staining, historic, above built-in wardrobe.
Main front wall	Plastered, lined, emulsioned, 2 no. double hung sash windows, framed and glazed door opens onto dry area.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned.	No defect noted.

Schedule of Condition

Flat 2, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Rear partition	Plastered, lined, emulsioned, door opens onto circulation lobby, door to en-suite shower room, radiator.	Very minor hairline cracking close to external junction to reveal on left hand side and about 1200 long. Very minor hairline cracking commences from cornice above door to en-suite shower room about 75 long.
Flank wall	Plastered, lined, emulsioned, built-in wardrobes.	No defect noted.
Floor	Solid, boarded over.	No defect noted.
En-Suite Shower Room to Bedroom Detailed Above		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Rear partition	Tiled full height, shower enclosure, fixed mirror, wc, wash hand basin in vanity unit.	Mirror fractured close to main flank wall at low level. Grouting missing to abutment with left hand side partition full height.
Main flank wall	Tiled full height, casement window within recess.	No defect noted.
Forward partition	Tiled full height, heated towel rail, door to bedroom.	No defect noted.
Floor	Solid, tiled.	No defect noted but grouting missing adjacent to shower tray upstand.
Lower Ground Floor Rear Bedroom Left Hand Side		
Ceiling	Boarded, emulsioned, perimeter cornice, insert light fittings.	No defect noted.
Forward partition	Plastered, lined, emulsioned, door opens onto circulation area, door opens onto en-suite bathroom.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, fitted wardrobes.	No defect noted.
Main rear wall	Plastered, lined, emulsioned, 3 no. double hung sash windows, radiators.	No defect noted.
Right hand side partition	Plastered, lined.	No defect noted.

Schedule of Condition

Flat 2, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Floor	Solid, boarded over.	No defect noted.
En-Suite Bathroom to Room Described Above		
Ceiling	Boarded, emulsioned, insert light fittings.	Minor separation cracking at high level adjacent to fixed mirror over bath.
Left hand side partition	Tiled full height, 2 no. wash hand basins in vanity unit, shower enclosure.	No defect noted.
Rear partition	Tiled full height, shower enclosure, heated towel rail.	No defect noted.
Right hand side partition	Tiled full height, door opens onto bedroom, wc, ducting adjacent, bath.	Limited aperture to abutment with door architrave on right hand side.
Floor	Solid, tiled.	1 no. tile adjacent to shower enclosure fractured to a star detail.
Garden Level Family Bathroom		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Rear partition	Tiled full height, bath.	No defect noted.
Right hand side partition	Tiled full height, heated towel rail, low level wc, ducting behind.	No defect noted.
Forward partition	Tiled full height, door opens onto circulation lobby.	Very minor apertures to abutments with door architraves.
Left hand side partition	Tiled full height, wash hand basin in vanity unit, shower fitting.	No defect noted.
Floor	Solid, tiled.	No defect noted.
Garden Level Rear Bedroom on Right Hand Side		
Ceiling	Boarded, emulsioned, insert light fittings, cornice.	Very minor hairline cracking to abutment of ceiling with cornice on left hand side about 700 long. Minor hairline cracking to abutment with French door framings. Evidence of minor staining to head to door framings.

Schedule of Condition

Flat 2, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Forward partition	Plastered, lined, emulsioned, door to circulation area.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, built-in cupboards, radiator.	No defect noted.
Main rear wall	Plastered, lined, emulsioned, framed and glazed patio doors with sidelights and casements.	No defect noted.
Right hand side wall	Plastered, lined, emulsioned.	No defect noted.
Floor	Solid, boarded over.	No defect noted.

Forward Small Garden Bedroom on Right Hand Side

Ceiling	Boarded, emulsioned, perimeter cornice, insert light fittings.	No defect noted.
Right hand side flank wall	Plastered, lined, emulsioned.	No defect noted.
Front wall	Plastered, lined, emulsioned, radiator, part glazed door opens onto dry area with casement adjacent.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, built-in cupboards, fireplace adapted for shelving.	No defect noted.
Floor	Solid, boarded.	No defect noted.

Lower Ground Floor Circulation Area Adjacent to Staircase

Ceiling	Boarded, emulsioned, perimeter corning.	No defect noted.
Forward partition	Plastered, lined, emulsioned, door opens onto forward bedroom on left hand side.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned.	No defect noted.

Schedule of Condition

Flat 2, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Rear partition	Plastered, lined, emulsioned, opening to rear circulation lobby area.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned, door opens into utility cupboard.	No defect noted.
Floor	Solid, boarded.	No defect noted.
Rear Lobby Area at Garden Level		
Ceiling	Plastered, lined, emulsioned, perimeter cornice, insert light fittings.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, radiator.	Very minor hairline cracking commences from above radiator and disappears behind mirror but lining paper largely intact.
Rear partition	Plastered, lined, emulsioned, door to main bedroom on left hand side, door to family bathroom, door to rear bedroom on right hand side.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned.	No defect noted.
Forward partition	Plastered, lined, emulsioned, door to forward bedroom on right hand side, cupboard houses pressurised hot water cylinder, opening to forward circulation area.	No defect noted.
Floor	Solid, boarded.	No defect noted.
Front Pavement Vault		
Ceiling	Rendered, scratch coated.	No defect noted.
Forward wall	Rendered, scratch coated.	No defect noted.
Left hand side wall	Rendered, scratch coated.	No defect noted.

Schedule of Condition

Flat 2, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Rear partition	Rendered, scratch coated, door opens onto dry area.	Evidence of general cracking and bursting of render on both sides of door to wall and to reveals and head is spalled and damaged and similar damage to the 'bulkhead' pier on the left hand side. Render to lintol is cracked and fractured and stained too with evidence of corrosion to steel beam.
Floor	Solid concrete.	No defect noted.

Schedule of Condition

Flat 3, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Living Room		
Ceiling	Boarded, emulsioned, perimeter cornice, centre rose.	Evidence of staining close to centre of forward partition. Evidence of hairline cracking to web to cornice to flank wall. Staining close to centre of forward partition. Hairline cracking runs through cornice to left hand side partition to rear of door opening.
Main flank wall	Plastered, lined, emulsioned, fireplace with carved surround.	Hairline cracking roughly parallel to forward partition junction and close to forward partition. This cracking runs through the cornice to the forward partition close to its junction with the flank wall. Crack tapers out.
Forward partition	Plastered, lined, emulsioned,	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, door to circulation lobby.	No defect noted.
Main rear wall	Plastered, lined, emulsioned, 2 no. double hung sash windows, radiators.	No defect noted.
Floor	Suspended timber, close carpeted.	No defect noted.
Kitchen/Dining Room		
Ceiling	Boarded, emulsioned, insert light fittings.	Very minor hairline cracking to abutment with flank wall.
Main rear wall	Plastered, lined, emulsioned, 2 no. double hung sash windows, radiator, previous chimney breast segment retained at high level, base units.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned.	No defect noted.
Forward partition	Plastered, lined, emulsioned, door to circulation landing, wall and base units.	Hairline cracking commences from door architrave on right hand side and proceeds towards ceiling but tapers out. Very minor hairline cracking to abutment of ducting with flank wall adjacent to window.

Schedule of Condition

Flat 3, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Flank wall	Plastered, lined, emulsioned, wall and base units, leaded camed double hung sash window, vent infilled at high level.	At least 1 no. glazed came to upper sash split.
Floor	Suspended timber, vinyl sheeted, carpeted.	No defect noted.
Dining Room		
Ceiling	Boarded, emulsioned, perimeter cornice.	Evidence of damp staining to cornice within bay window and adjacent to junction of flank wall with main front wall. Minor staining to ceiling within bay window.
Main front wall	Plastered, lined, emulsioned, bay structure, 3 no. double hung sash windows with leaded camed upper sashes, radiators below.	Evidence of staining to cornice above centre window.
Left hand side partition	Plastered, lined, emulsioned.	No defect noted.
Rear partition	Plastered, lined, emulsioned, doors to landing and to en-suite bathroom, shelving and cupboards.	No defect noted.
Flank wall	Plastered, emulsioned, 2 no. vents at high level.	Staining at high level close to junction with main front wall and staining to main front wall in this location too.
Floor	Suspended timber, close carpeted.	No defect noted.
En-Suite Bathroom to the Room Described Above		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Rear partition	Tiled full height, bath.	Very minor separation to mastic jointing at high level to abutment with main flank wall tapering out.
Flank wall	Tiled full height, fixed mirror, bath, wash hand basin, wc.	Minor separation to abutment with mastic to bath perimeter. 1 no. tile cracked close to arris. 6 no. tiles cracked to rear of wc.

Schedule of Condition

Flat 3, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Forward partition	Tiled full height, door to dining room.	No defect noted.
Left hand side partition	Tiled full height, radiator.	No defect noted.
Floor	Suspended timber, close carpeted.	No defect noted.
Front Intermediate Room		
Ceiling	Boarded, emulsioned.	Evidence of staining towards rear.
Rear partition	Plastered, lined, emulsioned, door to landing.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned.	No defect noted.
Main front wall	Plastered, lined, emulsioned, double hung sash window with leaded camed paned upper sash, radiator.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned.	No defect noted.
Floor	Timber framed, suspended, close carpeted.	No defect noted.
Front Left Hand Side Bedroom		
Ceiling	Boarded, emulsioned.	No defect noted.
Main front wall	3 no. double hung sash windows, radiators, leaded camings to upper sashes.	1 no. leaded came pane split to upper sash to left hand side window.
Left hand side partition	Plastered, lined, emulsioned, built-in wardrobes.	No defect noted.
Rear partition	Plastered, lined, emulsioned, door to circulation lobby.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned.	No defect noted.

Schedule of Condition

Flat 3, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Floor	Timber framed, suspended, close carpeted.	No defect noted.
Bathroom		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Forward partition	Tiled full height, fixed mirror, wc, wash hand basin, bath.	No defect noted.
Left hand side partition	Tiled full height, bath, extract fan.	No defect noted but very minor splitting to mastic infill to bath perimeter.
Rear partition	Tiled full height, radiator.	No defect noted but aperture adjacent to door architrave.
Right hand side partition	Tiled full height, door to landing area.	No defect noted.
Floor	Timber, suspended, close carpeted.	No defect noted.
Second Floor Bedroom		
Ceiling and soffits	Plastered, emulsioned, perimeter cornice.	Hairline cracking to upper section to sloping soffit virtually full width. Hairline cracking to cornice to right hand side partition and minor hairline cracking proceeds towards light fitting but tapering out.
Left hand side partition	Plastered, lined, emulsioned.	2 no. hairline fractures towards forward section both commencing from cornice. The forward crack extends down vertically and proceeds almost to the main front wall, the rear crack is subdivided into tributaries and continues effectively towards the main front wall.
Rear partition	Plastered, emulsioned, built-in wardrobe, doors to landing and en-suite bathroom.	Hairline crack commences from window board to left hand side window and proceeds behind radiator. 1 no. cracked leaded camed pane to the upper sash to the left hand side window. 4 no. leaded camed glazed panes split to the upper sash to the right hand side window.
Floor	Suspended timber, close carpeted.	No defect noted.

Schedule of Condition

Flat 3, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Second Floor Circulation Area		
Ceiling	Boarded, emulsioned, perimeter coricing, downstand cupboard.	No defect noted.
Rear partition	Plastered, lined, emulsioned.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned.	No defect noted.
Forward partition	Plastered, lined, emulsioned.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, largely concealed by shelving and books.	No defect noted.
Landing and staircases	Suspended timber, close carpeted.	No defect noted.
First Floor Circulation Area		
Ceiling and soffits	Boarded, emulsioned, downstand beam.	No defect noted.
Forward partition	Plastered, emulsioned, doors to front rooms.	No defect noted.
Left hand side partition	Plastered, emulsioned, door to bathroom.	No defect noted.
Rear partition	Plastered, emulsioned, flat entrance door, doors to kitchen/dining room and living room.	No defect noted.
Floor	Timber framed, suspended, close carpeted.	No defect noted.
First Floor Common Areas		
Ceiling	Boarded, emulsioned.	No defect noted.
Right hand side partition	Plastered, emulsioned, entrance door to flat 3.	No defect noted.
Forward partition	Plastered, lined, emulsioned, entrance door to flat 4.	No defect noted.

Schedule of Condition

Flat 3, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Staircases	Timber framed, suspended, close carpeted.	No defect noted.
Ground/First Floor Mezzanine Landings		
Ceiling and soffits	Plastered, emulsioned.	Very minor hairline cracking about 200 long adjacent to upper left hand side quoin to upper window.
Flank wall	Plastered, lined, emulsioned, dado, 2 no. leaded camed and glazed double hung sash windows.	6 no. damaged panes to lower sash to upper window, 4 no. damaged panes to upper sash. Camed glazing is bellied and bulged, particularly to the upper sash to the upper window. 7 no. panes split and damaged to lower sash to lower window, 3 no. panes damaged to upper sash to lower window.
Forward partition	Plastered, lined, emulsioned, dado.	No defect noted.
Soffits	Plastered, emulsioned.	No defect noted.
Landing	Timber, suspended, close carpeted.	No defect noted.
Main Lobby at Ground Floor Level		
Ceiling	Plastered, emulsioned, ornate detailed cornicing, central arch.	No defect noted.
Rear partition	Plastered, lined, emulsioned, dado.	Hairline crack commences from cornice about 800 from right hand side partition and proceeds almost vertically downwards and about 600 long. Hairline crack to abutment with left hand side partition virtually full height at the bottom of the staircase.
Right hand side partition	Plastered, lined, emulsioned, flat entrance door to flat 2, arched recess forward of this.	No defect noted.
Forward secondary doors	Framed and glazed with leaded camings.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, panelled door with moulding over.	No defect noted.

Schedule of Condition

Flat 3, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Floor	Solid, mosaic tiled.	No significant defect noted but at least 1 no. damaged tile to line of secondary doors.
Entrance Lobby		
Ceiling	Plastered, emulsioned, dentilled cornice.	No defect noted.
Secondary doors	Framed and glazed, leaded camed, fanlight over.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned, recess feature, cupboard houses incoming cable and consumer control units.	No defect noted.
Main front entrance door	Framed and glazed with sidelights and leaded camed fanlight.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, recessed feature.	No defect noted.
Floor	Solid, mosaic tiled, coir mat.	No defect noted.

Schedule of Condition

Flat 4, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Third Floor Living Room		
Ceiling	Plastered, emulsioned, roof structure exposed, soffits.	Hairline fracturing to horizontal soffit adjacent to sloping soffit on right hand side close to flank dormer window.
Main rear wall	Plastered, lined, emulsioned, double hung sash window combination to bay window to dining area, fitted bookshelves, glazed doors open onto patio.	Evidence of damp staining to apron to bay window and some undulation to the plastered surfaces. Minor hairline cracking to abutment of right hand side apron to bay with return adjacent. Separation between pelmet to curtains to patio doors and soffit above.
Flank elevation	Plastered, lined, emulsioned, sloping soffits, casement window, radiator in casings, built-in cupboards to alcove return, fitted bookshelves at low level to study area to front.	Minor separation to abutment of pelmet to curtains to patio doors. Very minor separation, hairline only, to abutment with main front wall.
Main front wall and returns	Plastered, lined, emulsioned, bookshelves at low level to study area.	Very minor hairline cracking to abutment to return to piano area on right hand side to junction with ceiling.
Left hand side partition	Plastered, lined, emulsioned, door opening to circulation landing, door to play area.	Hairline cracking commences from left hand side quoin to door opening and proceeds towards ceiling and about 900 long with horizontal dog leg at high level.
Floor	Suspended timber, boarded over.	No defect noted.
Third Floor Playroom		
Ceiling and soffits	Boarded, emulsioned, exposed hip rafters, insert light fittings.	Hairline cracking at high level to abutments with hip rafter and to abutment of horizontal and sloping soffits adjacent to hip rafter.
Main rear wall	Plastered, emulsioned, radiator, casement window.	No defect noted.
Partition with living room	Plastered, emulsioned, opening to living room.	No defect noted.
Forward partition	Plastered, emulsioned.	No defect noted.
Left hand side soffits	Plastered, emulsioned.	No defect noted.

Schedule of Condition

Flat 4, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Floor	Suspended timber, boarded over.	No defect noted.
Third Floor Kitchen		
Ceiling and sloping soffits	Boarded, emulsioned, Velux roof light.	Evidence of staining to soffit to forward section.
Main front wall	Plastered, emulsioned, casement window, base units with splashback over, integral cupboard houses boiler.	No defect noted.
Left hand side flank partition	Plastered, emulsioned, base unit with hob and extract above, Velux window abd.	Very minor hairline cracking about 700 long in 'U' shape over spice rack with diagonal tributary proceeding down to spice rack.
Rear partition	Generally concealed by wall and base units, door opens onto landing adjacent.	No defect noted.
Partition with living room	Plastered, emulsioned, wall and base units.	No defect noted.
Floor	Suspended timber, slate tiled.	No defect noted.
Third Floor Landing Area and Staircase		
Ceiling	Boarded, emulsioned, insert light fittings, sloping soffits.	Hairline cracking commences from apex to soffit and proceeds semi-diagonally towards rear partition and about 700 long. Evidence of staining adjacent to left hand side hip rafter to the lower level.
Rear partition	Plastered, emulsioned.	Evidence of damp staining to sloping soffit adjacent to flank wall and adjacent to window. Minor hairline cracking to perimeter of timber planted section to flat landing.
Partition with living room	Plastered, lined, emulsioned, opening to living room.	No defect noted.
Forward partition	Plastered, lined, emulsioned, door to kitchen.	No defect noted.
Landing and staircase	Timber framed, close boarded and close carpeted.	No defect noted.

Schedule of Condition

Flat 4, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Second Floor Rear Bedroom Left Hand Side		
Ceiling	Plastered, emulsioned, perimeter coving.	No defect noted.
Forward partition	Plastered, emulsioned, door opens onto landing.	No defect noted.
Flank wall	Plastered, lined, emulsioned, double hung sash window.	No defect noted.
Rear wall	Plastered, lined, emulsioned, 2 no. double hung sash windows, radiator.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned.	No defect noted.
Floor	Suspended timber, close carpeted.	No defect noted.
Second Floor Centre Bedroom Rear		
Ceiling	Plastered, lined, emulsioned, perimeter cornice.	Evidence of staining close to main rear wall. Evidence of very minor fracturing to cornice, hairline only.
Forward partition	Plastered, lined, emulsioned, door to landing.	No defect noted.
Left hand side partition	Plastered, lined, emulsioned, chimney breast and fireplace.	No defect noted.
Rear wall	Plastered, lined, emulsioned, double hung sash window, radiator.	Hairline cracking commences from topmost architrave to window on right hand side and proceeds to cornice.
Right hand side partition	Plastered, lined, emulsioned.	No defect noted.
Floor	Suspended timber, close carpeted.	No defect noted.
Second Floor Rear Bedroom Right Hand side		
Ceiling	Boarded, emulsioned, perimeter covings, insert light fittings.	Very minor hairline cracking to cornice above left hand side window on the left hand side.

Schedule of Condition

Flat 4, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
		Very minor hairline cracking to cornice abutments above built-in cupboard adjacent to room door.
Main rear wall	Plastered, lined, emulsioned, 2 no. double hung sash windows, radiators.	Hairline cracking commences from head architrave to left hand side window on right hand side and proceeds to cornice.
Main flank wall	Plastered, lined, emulsioned.	No defect noted.
Forward partition	Plastered, lined, emulsioned, door to en-suite bathroom, door to dressing area, built-in cupboard adjacent to room door.	Hairline cracking commences from upper door quoin to shower room and proceeds to cornice. Hairline cracking to abutment of cupboard infill with left hand side partition. Ditto to the other side of the cupboard and which passes through cornice abutment.
Left hand side partition	Plastered, lined, emulsioned, door to landing.	Minor separation to abutment with high level cupboard infill. Very minor hairline cracking close to abutment with main rear wall with diagonal tributary.
Floor	Suspended timber, close carpeted.	No defect noted.
En-Suite Shower Room to Room Described Above		
Ceiling	Boarded, emulsioned, insert light fittings.	Very minor separation, hairline only, to abutment with forward partition.
Forward partition	Tiled full height, fixed mirror, wash hand basin in vanity unit, wc and ducting behind, shower enclosure.	No defect noted.
Left hand side partition	Tiled full height.	No defect noted.
Rear partition	Tiled full height, door opens onto bedroom.	No defect noted.
Flank wall	Tiled full height, heated towel rail.	No defect noted.
Floor	Suspended timber, tiled.	No defect noted.
Family Bathroom		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.

Schedule of Condition

Flat 4, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Forward partition	Tiled full height, bath.	No defect noted.
Left hand side partition	Tiled full height, heated towel rail.	No defect noted.
Right hand side partition	Tiled full height, fixed mirror, wash hand basin, wc.	No defect noted but minor areas of missing grouting to abutment with forward partition above bath and to low level duct boxing below wc.
Floor	Suspended timber, tiled.	Areas of missing grouting and at least 1 no. tile split and damaged. Tiles loose to area adjacent to room door.

Second Floor Main Front Bedroom

Ceiling	Plastered, lined, emulsioned, perimeter cornice.	Evidence of historic staining to forward and to rear of light fitting. Some evidence of separation to abutment with high level infill to built-in wardrobes.
Main front wall	Plastered, lined, emulsioned, part glazed door opens onto balcony adjacent, radiator.	Evidence of high level cracking but minor only to abutment of cornice with partition to en-suite bathroom.
Left hand side partition	Plastered, lined, emulsioned.	No defect noted.
Forward partition	Plastered, lined, emulsioned, door to landing.	Minor separation to abutment with cupboard infill.
Right hand side partition	Generally concealed by built-in wardrobes, door to en-suite bathroom, plastered and lined above and adjacent.	No defect noted.
Floor	Timber, suspended.	No defect noted.

En-Suite Bathroom to Room Described Above

Ceiling	Boarded, emulsioned.	Very minor separation to infill above fixed mirror and cracking to this infill to left hand side of mirror. Minor hairline cracking to abutment with left hand side partition over door.
Rear partition	Tiled full height, bath.	No defect noted.

Schedule of Condition

Flat 4, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Right hand side partition	Tiled full height, fixed mirror, shelf, wc, wash hand basin.	No defect noted.
Main front wall	Plastered, lined, emulsioned, double hung sash window, panelled below, heated towel rail.	No defect noted but at least one pane to the leaded camings is split.
Left hand side partition	Plastered, lined, emulsioned, door to bedroom, tiled full height to rear section.	Evidence of hairline cracking to abutment with main front wall.
Floor	Suspended timber, slate tiled.	No defect noted.
Mezzanine to First Floor Landing Area		
Ceiling	Plastered, emulsioned, perimeter cornice, newel post.	No defect noted.
Rear partition	Plastered, lined, emulsioned.	No defect noted.
Main flank wall	Plastered, emulsioned, perimeter cornice, newel post.	Minor hairline cracking commences from abutment with forward partition low level and proceeds horizontally with staining adjacent.
Landing and staircase	Timber framed, close carpeted.	Hairline cracking commences from window board on left hand side to upper landing window.
First Floor Landing		
Ceiling and soffits	Plastered, emulsioned, perimeter cornice.	No defect noted.
Rear partition	Plastered, lined, emulsioned, door to bedrooms (2 no.).	No defect noted.
Right hand side partition	Plastered, lined, emulsioned, door to main bedroom, built-in cupboard houses hot water cylinder.	No defect noted.
Forward partition	Plastered, lined, emulsioned, doors to family bathroom & main bedroom, radiator in casings.	No defect noted.
Landing and stairs	Timber framed, close carpeted.	No defect noted.

Schedule of Condition

Flat 4, 16 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
First/Second Floor Mezzanine Landing Area		
Ceiling and soffits	Plastered, lined, emulsioned.	No defect noted.
Forward partition	Plastered, lined, emulsioned.	No defect noted.
Flank wall	Plastered, lined, emulsioned, 2 no. double hung sash windows glazed in leaded camings.	At least two camed glazing split to upper window, one camed glazed pane split to lower window to upper sash on left hand side. One circular leaded camed glazed pane split to upper sash to upper right hand side corner. 3 no. leaded camed panes split to upper sash to upper window.
Rear partition	Plastered, lined, emulsioned.	No defect noted.
Landing and staircases	Suspended timber, close carpeted.	No defect noted.
Entrance Lobby		
Ceiling and soffits	Plastered, lined, emulsioned, part cornice.	No defect noted.
Forward partition	Plastered, lined, emulsioned, flat entrance door, entry phone point, burglar alarm panel.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned, radiator, high level cupboards.	No defect noted.
Forward partition	Plastered, lined, emulsioned.	No defect noted.
Entrance lobby and staircase	Suspended timber, boarded, close carpeted.	No defect noted.

Schedule of Condition

Flat 1, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Living Room		
Ceiling	Plastered, emulsioned, ornately detailed perimeter cornice.	Minor hairline cracking to cornice close to main front wall to partition with communal hallway. Minor undulation to plastered surfaces but lining papers intact.
Main front wall	Plastered, lined, emulsioned, picture rail, 3 no. casement windows, radiator casing.	Area abutting hallway partition is polythened and to be repaired.
Party wall	Plastered, lined, emulsioned, picture rail, fireplace with moulded cast iron surround, duct abuts rear partition.	No defect noted.
Rear partition	Plastered, lined, emulsioned, picture rail, door opens onto circulation lobby.	No defect noted.
Partition wall hallway	Plastered, lined, emulsioned, radiator, picture rail.	No defect noted.
Floor	Timber, suspended, close carpeted.	No defect noted.
Rear Bedroom Adjacent to Party Wall		
Ceiling	Boarded, emulsioned, insert spotlights.	Minor cracking to abutment with infill above wardrobe to forward partition.
Forward partition	Plastered, emulsioned, door opens onto en-suite bathroom, built-in cupboard (obstructed).	Minor cracking to abutment with framing to access trap to false ceiling. Minor cracking adjacent to door frame on right hand side. Minor hairline cracking commences from upper door quoin on right hand side and extends vertically about 300. Minor cracking to abutment with ceiling. Minor cracking to abutment with party wall.
Party wall	Plastered, lined, emulsioned, chimney breast with arched recess lined internally.	No defect noted.
Main rear wall	Plastered, emulsioned, double hung sash window combination, radiator.	No defect noted.

Schedule of Condition

Flat 1, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Partition with circulation lobby	Plastered, emulsioned, door opens onto lobby, built-in wardrobes (obstructed).	No defect noted.
Floor	Suspended timber, close carpeted, boarded adjacent to door.	No defect noted.
En-Suite Shower Room		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Forward partition	Tiled full height, wash hand basin in vanity unit, mirrored medicine cabinet, shower enclosure.	No defect noted.
Party wall	Tiled full height, shower enclosure, duct, low level wc.	No defect noted.
Rear partition	Tiled full height, extract fan, heated towel rail.	No defect noted.
Partition with bedroom	Tiled full height, door.	No defect noted.
Floor	Tiled.	No defect noted.
Kitchen		
Ceiling	Boarded, emulsioned, insert light fittings, smoke detector.	Very minor staining adjacent to high level unit close to window and forward of window.
Forward partition	Plastered, emulsioned, wall and base units, door opens onto circulation lobby.	Minor cracking to framing abutments to door perimeter.
Flank wall	Plastered, emulsioned, wall and base units, double hung sash window.	Evidence of minor staining and damage below window cill board. Minor separation to abutments with wall unit returns. Vertical open joint adjacent to forward wall unit.
Rear wall	Plastered, emulsioned, double hung sash window.	Minor separation to abutment with tall wall unit.
Right hand side flank wall	Plastered, emulsioned, 2 no. double hung sash windows.	Minor separation to abutment with forward partition.

Schedule of Condition

Flat 1, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Floor	Boarded.	No defect noted.
Rear Bedroom Right Hand Side		
Ceiling	Boarded, emulsioned, insert light fittings, perimeter cornice.	Evidence of separation to cornice abutment with flank wall.
Rear partition	Plastered, emulsioned.	Minor separation to cornice close to flank wall.
Flank wall	Plastered, emulsioned, double hung sash window, radiator.	Minor separation to abutment with cornice.
Forward partition	Plastered, emulsioned.	Vertical hairline crack, centrally almost full height.
Partition with circulation lobby	Partially concealed by built-in wardrobes and shelving and door opens onto circulation lobby.	No defect noted.
Floor	Suspended timber, close carpeted.	No defect noted.
Family Bathroom		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Rear partition	Tiled full height, heated towel rail.	No defect noted.
Flank wall	Tiled full height, wash hand basin on vanity unit, mirrored medicine cabinet, leaded camed double hung sash window.	Separation to abutment of tiling with window frame.
Forward partition	Tiled full height, shelving recess, bath.	No defect noted.
Partition with circulation lobby	Tiled full height, shower unit, door opens onto circulation lobby.	Separation between tiling and door architraves.
Floor	Solid, tiled.	No defect noted.
Separate WC		
Ceiling	Boarded, emulsioned, perimeter ducting, insert light fitting.	Very minor evidence of hairline cracking to soffit to ducting to rear of extract fan.
Rear partition	Tiled full height, low level wc.	Minor separation to abutment with ducting.

Schedule of Condition

Flat 1, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Partition with communal lobby	Tiled full height, duct at low level, heated towel rail.	No defect noted.
Forward partition	Tiled full height, wash hand basin, ducting at low level.	No defect noted.
Partition with circulation lobby	Tiled full height, boarded and plastered at high level, door opens onto lobby.	No defect noted.
Floor	Solid, tiled.	No defect noted.
Circulation Lobby Adjacent to Flat Entrance Door		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Forward partition	Boarded, emulsioned, flat entrance door.	Hairline cracking commences from upper door quoin on right hand side and proceeds to downstand beam.
Rear partition	Plastered, emulsioned, built-in wardrobe (obstructed).	No defect noted.
Partition with communal hallway	Plastered, emulsioned.	No defect noted.
Floor	Boarded.	No defect noted.
Main Circulation Area		
Ceiling	Boarded, emulsioned, insert light fittings, smoke detector.	No defect noted.
Forward partition	Plastered, emulsioned, picture rail, door opens into living room.	No defect noted.
Partition with rear bedroom on left hand side	Plastered, emulsioned, picture rail, consumer unit box, door to bedroom.	No defect noted.
Partition to separate wc	Plastered, emulsioned, picture rail, door to wc.	Evidence of separation with skirting board to rear of wc door. Opening to lobby area adjacent to flat entrance door. Hairline cracking commences from upper door quoin on left hand side and proceeds to picture rail.
Floor	Suspended timber, boarded over.	No defect noted but slight undulation.

Schedule of Condition

Flat 1, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Rearmost Circulation Lobby		
Ceiling	Boarded, emulsioned, insert light fittings, smoke detector.	No defect noted.
Rear partition	Plastered, emulsioned, double doors open onto kitchen.	Evidence of separation hairline only to abutment with flank wall.
Partition with rear bedroom on right hand side and family bathroom	Plastered, emulsioned, picture rail, doors open onto bedroom and bathroom.	No defect noted.
Forward partition	Plastered, emulsioned, picture rail, opening to main circulation area.	No defect noted.
Flank wall	Plastered, emulsioned, picture rail, framed and glazed door with fanlight over opens onto patio area.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted but slight undulation.

Schedule of Condition

Flat 2, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Living Room		
Ceiling	Plastered, emulsioned, perimeter cornice.	Hairline cracking to cornice to flank wall to rear of chimney breast. Historic cracking to cornice to this wall forward of chimney breast painted over and painted surfaces intact.
Forward partition	Plastered, emulsioned, door opens onto circulation lobby.	Minor evidence of cracking to abutment with ceiling.
Flank wall	Plastered, emulsioned, fireplace with carved timber surround.	No defect noted.
Main front wall	Plastered, emulsioned, casement window combination, panelled below.	Open joint to lining paper adjacent to television.
Partition wall communal hallway	Plastered, emulsioned, radiator.	No defect noted.
Floor	Suspended timber, boarded over, part carpeted.	No defect noted.
Kitchen		
Ceiling	Plastered, emulsioned, downstand beam with cornice, sloping soffit towards flank wall, downstand casings above hob unit.	Evidence of separation to abutment of cornice to pier to rear partition and staining adjacent. Evidence of separation to abutment of soffit with rear partition and staining adjacent. Evidence of staining to soffit adjacent to abutment with flank wall. Evidence of minor cracking to lateral downstand to pier to forward partition.
Partition with circulation lobby	Plastered, stipple coated, door opening to lobby area.	Evidence of separation to abutment with rear partition which extends to abutment with cornice.
Rear partition	Plastered, stipple coated, wall and base units, central pier.	Evidence of damage above wall units close to main flank wall.
Main flank wall	Plastered, emulsioned, wall and base units, louvred casement, radiator below, glazed door opens onto patio area.	Separation to abutment with upstand to worktop.
Forward partition	Plastered, stipple coated, emulsioned, wall and base units, pier to return, extract over hob.	Evidence of separation to abutments with sloping soffit.

Schedule of Condition

Flat 2, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Floor	Solid, tiled.	No defect noted but slightly uneven.
Bathroom		
Ceiling	Plastered, emulsioned.	No defect noted.
Forward partition	Mosaic tiled, bath.	Separation to abutment with mastic infill to bath.
Partition with communal hallway	Mosaic tiled, built-in cupboards (obstructed), fixed mirror.	No defect noted.
Rear partition	Boarded, emulsioned, fixed mirror with mosaic tiled surround, wash hand basin on shelf.	No defect noted.
Partition with circulation lobby	Boarded, emulsioned, wc, door to circulation lobby, part mosaic tiled.	No defect noted.
Floor	Solid, tiled.	No defect noted.
Circulation Lobby Adjacent to Flat Entrance Door		
Ceiling	Plastered, emulsioned, recess below staircase and exposed newel post and dentilled perimeter cornice.	No defect noted.
Rear partition	Plastered, lined, built-in unit at low level.	No defect noted.
Partition with bedroom	Plastered, emulsioned, door opens onto bedroom, central heating programmer.	No defect noted.
Forward partition	Plastered, emulsioned, arched recess at high level, built-in cupboard (obstructed), opening to forward circulation area.	No defect noted.
Partition with common hallway	Plastered, emulsioned, flat entrance door, entry phone point.	No defect noted.
Floor	Solid, mosaic tiled.	No defect noted but damage to individual tiling.

Schedule of Condition

Flat 2, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Forward Circulation Area		
Ceiling	Boarded, emulsioned, access trap.	No defect noted.
Forward partition	Plastered, emulsioned, door opens onto living room.	No defect noted.
Partition with bathroom	Plastered, emulsioned, door opens onto bathroom.	No defect noted.
Partition with kitchen	Plastered, emulsioned, door opens onto kitchen.	No defect noted.
Floor	Solid, mosaic tiled.	Damage to individual tiling.
Main Bedroom		
Ceiling	Plastered, emulsioned, perimeter cornice.	Very minor cracking adjacent to squinted cornice to flank wall.
Rear partition	Plastered, emulsioned.	No defect noted.
Flank wall	Plastered, emulsioned, double hung sash window combination, built-in units at low level.	No defect noted.
Forward partition	Plastered, emulsioned, built-in units at low level.	No defect noted.
Partition with circulation lobby	Plastered, emulsioned, room opens onto lobby, built-in wardrobes (obstructed).	No defect noted.
Floor	Timber, boarded.	No defect noted.

Schedule of Condition

Flat 3, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Living Room		
Ceiling	Boarded, emulsioned, perimeter cornice.	Evidence of cracking to cornice to party wall close to main front wall but minor only. Cracking to cornice to right hand side partition above door on right hand side. Further cracking forward of this crack last described. Cracking to this partition to cornice close to main front wall. Cracking to cornice above left hand side window to main front wall. Cracking to web to cornice to party wall and about 1000 from main front wall.
Rear partition	Plastered, emulsioned, opening to kitchen, picture rail, radiator.	Minor separation at high level to abutment with right hand side partition.
Right hand side partition	Plastered, emulsioned, picture rail, door opens onto circulation lobby.	No defect noted.
Main front wall	Plastered, emulsioned, picture rail, 3 no. double hung sash windows, radiators, bay window.	Slight area of lifted paper between bay window and right hand side partition below picture rail. Minor shrinkage cracking to window aprons. Cracking to left hand side window proceeds to crack to cornice previously described (hairline only). Evidence of cracking to cornice, hairline only, to junctions between splays to bay window and forward bay window element.
Party wall	Plastered, emulsioned, picture rail.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.
Kitchen		
Ceiling	Boarded, emulsioned, perimeter cornice, ceiling rose.	Evidence of hairline cracking to cornice to abutment of forward partition with party wall in two locations. Further minor hairline cracking to the cornice to the rear of this and hairline cracking to cornice above sink unit with further minor hairline cracking to the rear of this crack too. Hairline cracking to cornice to party wall to rear of hob.
Main rear wall	Plastered, emulsioned, glazed doors open onto patio with sidelight adjacent.	Hairline cracking commences from upper door quoin on left hand side and proceeds horizontally and through cornice.

Schedule of Condition

Flat 3, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
		Minor hairline cracking to cornice web to abutment with right hand side partition.
Right hand side partition	Plastered, emulsioned	No defect noted.
Forward partition	Plastered, emulsioned, pelmet, opening to living room, base units.	No defect noted.
Floor	Suspended timber, timber strip.	No defect noted.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Main Bedroom at Third Floor Level		
Ceiling	Boarded, emulsioned, insert light fittings, sloping soffits to rear with Velux lights.	Cracking adjacent to right hand side reveal to Velux window close to party wall. Evidence of staining adjacent to right hand side Velux window.
Forward partition	Generally concealed by fitted wardrobes (obstructed), door to study, sloping soffit above.	No defect noted.
Party wall	Plastered, emulsioned, radiator.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.
Third Floor Study Area		
Ceiling/soffit	Boarded, lined, emulsioned, Velux window.	Evidence of cracking to abutment of horizontal soffit with sloping soffit above Velux window.
Forward wall	Generally obstructed by desk, where exposed plastered, lined, emulsioned, cupboard unit.	No defect noted.
Main front wall	Brickwork pointed, painted, desk unit.	No defect noted.
Left hand side wall at low level	Obstructed by built-in units.	No defect noted.
Partition with main bedroom	Plastered, lined, emulsioned, radiator, door opens onto bedroom.	Evidence of hairline cracking to horizontal soffit abutment and hairline cracking adjacent to door at high level on right hand side.
Floor	Suspended timber, close carpeted.	No defect noted.
Third Floor Bathroom		
Ceiling and soffits	Boarded, emulsioned, insert light fittings.	Evidence of separation to boarded finish abutment above wc. Very minor hairline cracking commences from external quoin to opening above wc and proceeds to boarded finish.
Rear partition	Plastered, emulsioned, heated towel rail, wash hand basin, fixed mirror.	No defect noted.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Right hand side partition	Plastered, emulsioned, fitted cupboards, wc, Velux roof light, borrowed light at high level.	No defect noted.
Forward partition	Tiled, bath, unit adjacent with marble top.	No defect noted.
Partition with landing	Tiled full height, part boarded, shower cubicle, door opens onto landing.	No defect noted.
Floor	Suspended timber, tiled.	No defect noted but intermittent open joints
Third Floor Landing and Staircase		
Ceiling and soffits	Boarded, emulsioned, insert light fittings, roof light, smoke detector.	No defect noted but minor undulation to sloping section to forward area and surfaces intact. Undulation is full width.
Rear wall	Boarded emulsioned, framed and glazed double doors with sidelight adjacent.	No defect noted but evidence of abrasion damage to cill to doors.
Partition with bathroom	Plastered, emulsioned, door opens onto bathroom.	No defect noted.
Forward partition	Plastered, emulsioned, integral cupboard.	No defect noted.
Partition with main bedroom	Plastered, emulsioned, door opens onto main bedroom.	No defect noted.
Floor and staircases	Suspended timber, boarded over or close carpeted.	No defect noted.
Second Floor Living Room		
Ceiling	Boarded, emulsioned, insert light fittings, perimeter cornice.	No defect noted.
Main front wall	Plastered, emulsioned, double hung sash window combination, radiator.	No defect noted.
Party wall	Plastered, emulsioned.	No defect noted.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Rear partition	Plastered, emulsioned, door opening to kitchen.	Minor hairline cracking commences from upper door quoin on right hand side and proceeds to cornice.
Partition with television room	Plastered, emulsioned, door opening to television room, glazed borrowed light.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.
Second Floor Kitchen		
Ceiling and soffits	Boarded, emulsioned, insert light fittings, smoke detector.	Hairline cracking commences from upper door quoin and proceeds towards ceiling.
Party wall	Plastered, emulsioned, wall and base units.	No defect noted.
Rear wall	Plastered, emulsioned, wall and base units, double hung sash window.	No defect noted.
Partition with separate wc and circulation lobby	Boarded, emulsioned, wall and base units, door to lobby.	No defect noted.
Floor	Suspended timber, tiled over.	No defect noted.
Second Floor Television Room		
Ceiling	Boarded, emulsioned, insert light fittings, soffits abut main front wall, dropped bulkhead over door.	No defect noted.
Forward partition	Plastered, emulsioned, double doors open onto circulation lobby, fanlight over, integral cupboard, glazed shelving, television recess.	No defect noted.
Right hand side partition	Plastered, emulsioned.	No defect noted.
Main front wall	Plastered, emulsioned, double hung sash window, chimney breast, radiator, integral cupboards.	No defect noted.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Partition with living room	Plastered, emulsioned, glazed borrowed light, double doors open onto dining room.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.
Separate WC/Utility Room		
Ceiling	Boarded, emulsioned, insert light fittings.	No defect noted.
Main rear wall	Plastered, emulsioned, casement window.	No defect noted.
Right hand side partition	Plastered, lined.	No defect noted.
Partition with circulation lobby	Plastered, emulsioned, radiator, door.	No defect noted.
Partition with kitchen	Plastered, emulsioned, fixed mirror, wash hand basin, wc, wall and base units.	No defect noted.
Floor	Suspended timber, tiled.	No defect noted.
Rear Bedroom Right Hand Side		
Ceiling and soffits	Boarded, emulsioned, insert light fittings, soffits abut main rear wall.	No defect noted.
Main rear wall	Plastered, emulsioned, 3 no. double hung sash windows, desk unit.	Evidence of staining at high level to abutment with junction with sloping soffits.
Flank wall	Plastered, emulsioned, built-in cupboard (obstructed), casement window, shelving over.	No defect noted.
Forward partition	Plastered, emulsioned, tall radiator.	No defect noted.
Left hand side partition	Plastered, emulsioned, door opens onto circulation lobby, shelving unit abuts main rear wall.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Bathroom Forward of Room Described Above		
All in the process of redecoration.		
Forward Right Hand Side Bedroom		
Ceiling	Boarded, emulsioned, insert light fittings, sloping soffits abut main front wall.	No defect noted.
Rear partition	Plastered, emulsioned, door opens onto circulation lobby, built-in wardrobes (obstructed).	No defect noted.
Main front wall	Plastered, emulsioned, double hung sash window, radiator.	No defect noted.
Left hand side partition	Plastered, emulsioned, bookcases, cupboards below, desk.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.
Circulation Area Adjacent to Bedroom and Bathroom		
Ceiling	Plastered, emulsioned, insert light fittings.	No defect noted.
Right hand side partition	Plastered, emulsioned, doors open to bedroom and bathroom.	No defect noted.
Forward partition	Plastered, emulsioned, door opens onto forward bedroom.	No defect noted.
Left hand side partition	Fully concealed by built-in units.	No defect noted.
Floor	Suspended, timber, boarded over.	No defect noted.
Main Circulation Lobby		
Ceiling	Boarded, emulsioned, insert light fittings, smoke detector.	No defect noted.
Rear partition	Plastered, emulsioned, opening to staircase, radiator, door opens onto television room.	No defect noted.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Left hand side partition	Plastered, emulsioned, door opens onto kitchen.	No defect noted.
Rear partition	Plastered, emulsioned, door opens onto wc/utility room, flat entrance door, partially concealed by shelving and low level cupboards.	No defect noted.
Right hand side partition	Plastered, emulsioned, door opens onto rear bedroom.	No defect noted.
Enclosing walls to staircase	Plastered, emulsioned.	No defect noted.
Floor	Suspended timber, boarded over.	No defect noted.
Bathroom		
Ceiling	Boarded, emulsioned, perimeter coving.	No defect noted.
Forward partition	Boarded, emulsioned, mirrored vanity unit.	No defect noted.
Partition with kitchen	Boarded, emulsioned, fixed mirror, wash hand basin on vanity bench, bath, splashback.	No defect noted.
Rear wall	Plastered, emulsioned, window, fitted units at low level.	No defect noted.
Right hand side partition	Plastered, emulsioned, heated towel rail, door to circulation lobby.	No defect noted.
Floor	Suspended timber, flexible sheeted.	No defect noted.
Rear Bedroom on Right Hand Side		
Ceiling	Boarded, emulsioned.	Minor but intermittent cracking to perimeters.
Rear wall	Plastered, emulsioned, double hung sash window, radiator, chimney breast, sealed.	No defect noted.
Right hand side partition	Plastered, emulsioned	No defect noted.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Rear partition	Timber framed, cupboard unit with sliding door.	No defect noted.
Left hand side partition	Plastered, emulsioned.	No defect noted.
Floor	Timber framed, timber strip.	No defect noted.
Conservatory		
Roof	Framed and glazed, partially concealed by blinds.	No defect noted.
Rear wall	Framed and glazed, units at low level.	No defect noted.
Flank elevation	Framed and glazed, units and desk unit at low level.	No defect noted.
Forward wall	Framed and glazed, plastered at low level.	No defect noted.
Main flank wall	Rendered, painted, glazed door opens to circulation area with fanlight over, built-in shelving with illuminated plinth, radiator.	Very minor hairline cracking commences from door arch and proceeds to framings above. Minor hairline cracking commences to the forward reveal adjacent to the door in two locations. Evidence of separation to abutments of fanlight framings and to door head too.
Floor	Timber framed, boarded over.	No defect noted.
Front Bedroom on Right Hand Side		
Ceiling	Plastered, emulsioned, perimeter cornice, centre rose.	Hairline cracking to cornice to main flank wall to rear of reclining portrait. Ditto above reclining portrait in two locations. Hairline cracking to this partition approximately centrally.
Main flank wall	Plastered, lined, emulsioned, picture rail.	No defect noted.
Main front wall	Plastered, lined, emulsioned, bay structure picture rail, 3 no. double hung sash windows.	Minor separation to abutments with window frames. Lining paper displaced between bay window and flank wall. Minor hairline cracking to cornice above left hand side quoin to centre window. Minor hairline cracking to cornice above right hand side quoin to right hand side window. Hairline cracking to web to cornice.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Left hand side partition	Plastered, lined, emulsioned, picture rail.	Hairline cracking commences from picture rail above wardrobe and proceeds to and through cornice above. Hairline cracking at high level to abutment with bay splay.
Rear partition	Plastered, lined, emulsioned, door to circulation lobby and to en-suite bathroom.	Hairline cracking to cornice close to external quoin to partition. Horizontal hairline cracking above en-suite bathroom door. Hairline cracking to picture rail to abutment with flank wall. Minor separation to abutment with flank wall.
Floor	Suspended timber, timber strip.	No defect noted.
En-Suite Shower Room		
Ceiling	Boarded, emulsioned, perimeter coving, insert light fittings.	Hairline cracking to cornice abutments above shower and to abutment of forward partition with flank wall.
Forward partition	Plastered, emulsioned, tiled full height within shower cubicle, door opens onto bedroom.	Perimeter cracking to door framings.
Left hand side partition	Tiled full height within shower cubicle, boarded and emulsioned, heated towel rail, glazed medicine cabinet, ducting at low level.	No defect noted.
Main flank wall	Plastered, emulsioned, window, ducting abuts rear partition, wc, casings and wash hand basin at low level.	Evidence of slight damage at high level and minor cracking close to duct.
Floor	Suspended timber, flexible sheet flooring.	No defect noted.
First Floor Central Bedroom		
Ceiling	Plastered, emulsioned, perimeter cornice.	No defect noted.
Main front wall	Plastered, lined, emulsioned, picture rail, double hung sash window, radiator, chimney breast, sealed.	Minor hairline cracking to cornice above window quoin on right hand side. Ditto centrally.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Partition with living room	Plastered, lined, emulsioned, picture rail.	No defect noted.
Rear partition	Plastered, lined, emulsioned, picture rail, door opens onto circulation lobby.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned, picture rail.	No defect noted.
Floor	Suspended timber, timber strip boarded.	No defect noted.
Circulation Lobby		
Ceiling	Boarded, emulsioned, perimeter cornice, downstand beam.	Evidence of previous cracking commences from external quoin to cupboard and proceeds to left hand side partition infilled but slight staining.
Forward partition	Plastered, lined, emulsioned, picture rail, doors to bedrooms, radiator.	Lifting lining paper above radiator. Evidence of cracking, hairline only, adjacent to and below downstand beam. Evidence of cracking to abutment with downstand beam and cracking to cornice to downstand beam and to cornice/beam abutment.
Left hand side partition	Plastered, lined, emulsioned, picture rail, doors to living room and bathroom.	Minor hairline cracking to abutment of partition with curved section adjacent to bathroom door.
Rear partition	Plastered, lined, emulsioned, picture rail, built-in cupboard (obstructed), flat entrance door.	Evidence of hairline cracking to abutment with beam supporting downstand beam to ceiling. Evidence of cracking to cornice in this location above.
Right hand side partition	Plastered, lined, emulsioned, picture rail, door to secondary lobby.	No defect noted.
Floor	Timber framed, suspended, timber strip boarding.	No defect noted.
Secondary Circulation Area		
Ceiling	Boarded, emulsioned.	Evidence of hairline cracking to abutment with left hand side partition. Ditto to abutment with forward partition.

Schedule of Condition

Flat 4, 18 Lyndhurst Gardens, London NW3

June 2015

Area	Description	Condition
Rear partition	Timber framed, sliding door.	No defect noted.
Right hand side partition	Plastered, lined, emulsioned, glazed door opens into conservatory with fanlight over.	Minor hairline cracking to abutment with ceiling.
Forward partition	Plastered, lined, emulsioned, door opens into main circulation lobby.	Evidence of hairline cracking abutting door frame to conservatory. Minor evidence of cracking to abutment of partition with splayed section.
Floor	Timber, suspended, boarded.	No defect noted.