

16/07/16

Dear Sirs

1. I am writing to confirm my support of the application to the London Borough of Camden for a certificate of lawful use in respect of **FLATS B + C, 50 HEMSTAL ROAD, LONDON, NW6 2AJ** which is owned by Christian Buxton.
2. From the time the Property was divided into two flats on 05/08/2011, it has been let on assured shorthold tenancies by ourselves, Nissen Estates at 336 West End Lane, London, NW6 1LN.
3. We as managing agents rented each flat out as and when they became available and were responsible for the maintenance of the Property and ensuring that the tenants were responsible for the utilities consumed in each flat.
4. The Flats have been at all times been set out as follows:

FLAT B (Front): First floor One Person Self-Contained Studio Flat, with an individual council tax reference allocated by the London Borough of Camden;

FLAT C (Rear): First Floor One Person Self-Contained Studio Flat, with an individual council tax reference allocated by the London Borough of Camden;
5. At all times during the last four years, the flats has remained in the same layout and has been continuously let as two individual units.
6. At no time has the Proprietor resided at the Property.
7. At no time during the ownership by the Proprietor was the Property ever used for any other purpose other than as two individual flats.

Yours Sincerely


James Nissen



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