

STATUTORY DECLARATION OF CHRISTIAN BUXTON

I **CHRISTIAN BUXTON** of Flat 5, 45 Rossllyn Hill, London, NW3 5UH do solemnly and sincerely declare as follows:

1. I make this Statutory Declaration in support of my application to the London Borough of Camden for a certificate of lawful use in respect of the property situate and known as **FLATS B + C 50 HEMSTAL ROAD LONDON NW6 2AJ** (hereinafter known as "the Property") which is owned by Christian Buxton (hereinafter known as "the Proprietor").
2. The Proprietor acquired the Property on 27/07/2010 and was divided into two flats on 05/08/2011.
3. The Property has 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;
4. From the time the Property was acquired, it has been let on assured shorthold tenancies by James Nissen of Nissen Estates at 336 West End Lane, London, NW6 1LN (Tel: 0207 794 5000, Mobile: 07855 465 919).

THE 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.
5. At all times during the last four years, the Property 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.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

CHRISTIAN BUXTON [REDACTED]

Declared at

631 Seven Sisters Road
London N15 5LR

On the 17 day of June 2016

Before [REDACTED]

Solicitor

SOUTHGATE & CO.
SOLICITORS
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