



15<sup>th</sup> May 2017

To Whom it May Concern,

**Ref: 36 Ainger Road, London, NW3 3AT**

Goldschmidt & Howland acquired the business of Tapplys Ltd at the start of 2003. The business Part of this purchase included their Lettings, Management and Block Management portfolio, part of which included the above address.

As an employee of Goldschmidt & Howland involved in the handover of the management of Number 36 Ainger Road, I attended a site visit of all units within the building in this year and can confirm that the property at the time comprised 6 properties as per the following configuration:

- Flat 1 – One Bedroom Garden Flat (own entrance)
- Flat 2 – One Bedroom Raised Ground Floor
- Flat 3 – Bedsit – 1<sup>st</sup> Floor Back Flat
- Flat 4 – Bedsit – 1<sup>st</sup> Floor Front Flat
- Flat 6 – One bed 2<sup>nd</sup> Floor Flat
- Flat 7 – Top Floor Studio Flat

At the time of my first site visit Flats 3 and 4 were bedsits which shared the use of a communal bathroom located on the split level landing between first and second floors of the property. The amalgamation of the two bedsit units into a self-contained flat occurred during 2013/2014.

At the time of my first visit in 2003 Flat 6 was a one bed self-contained flat on the second floor of the property, comprising one bedroom with ensuite bathroom, and a lounge with kitchenette. Furthermore, the second floor of this property has never accommodated two separate units during my professional association with this property (from 2003 to present date) and therefore I can confirm that the drawings provided in 2006 with the HMO application were factually incorrect.

Yours faithfully

Mandie Gold  
Manager - Property Management Dept

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