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Dear Jeremy

I visited Flat 1, at 12 Lyndhurst Gardens, London NW3 at the request of the owner, Natasha Muller, to inspect the Ground Floor and basement windows and external doors.

1. Ground Floor

Windows are in reasonable condition and can be refurbished. I recommend stripping back the existing paint to bare timber, effecting repairs as required and decorating with primer and 2 top coats. Seal and draft excluders will be fitted.

2. Basement

Windows are not salvageable. Repair would be short-lived and would probably require steel angels to provide the strength lost at the joints. I recommend that replacement of the basement windows would provide the proper long term approach requested.

3. Replacement windows will need to match existing windows because of the listed status of the building.
4. Basement external doors are in a similar condition to the basement windows and the same works are recommended for these.

Kind Regards

Tomek Sobocinski