

Dated 17 July 2017

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**STATUTORY DECLARATION**

By Vincenzo Petrotta  
As to use of the Property at 164A Clerkenwell Road  
London, EC1R 5DU

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I, Vincenzo Petrotta, of 9 Temple Mead Close, Stanmore, HA7 3RG, do solemnly and sincerely declare as follows:

1. I have been the sole freehold owner of the properties known as 164 Clerkenwell Road (commercial property on the ground floor) and 164A Flat 1 Clerkenwell Road, 164A Flat 2 Clerkenwell Road and 164A Flat 3 Clerkenwell Road, London, EC1R 5DU. The building 164 Clerkenwell Road, is edged red on the plan (the "Plan") now produced to me marked "location plan" and I have been registered as the sole owner of the property with title absolute under title number ~~WGLX~~ <sup>509002</sup> from (month year) <sup>10/95</sup> until present.
2. Since I purchased the Property in (~~10/89~~) <sup>10/89</sup> until today, the first, second and third floor of the property has been continuously leased out as three self-contained flats, one dwelling on the entirety of each floor minus access staircase, and for no other purposes. Enclosed floor plans of the flats as currently existing (Appendix A).
3. I am not aware of any enforcement notice, dispute, complaint or other communication from the Local Authority or any other party in connection with the use of the Properties.
4. Council tax have been levied on the Properties as Individual dwellings since ~~JANUARY~~ <sup>JANUARY</sup> ~~2006~~.
5. Since I purchased the Properties in (~~10/89~~) <sup>10/89</sup>, no application has been made for either a certificate of lawful use or a planning consent for residential use.

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

Declare at

this 17 day of July 2017 )

Before me,

Signature of Solicitor

Name and Company

Patrick J. Cusack & Co.  
66 Station Road, Harrow  
Middlesex HA1 2SQ  
Tel. No. 020 8863 3414  
DX : 30453 Harrow 3

This is the plan marked "location plan" referred to in the attached declaration of Vincenzo  
Petrota and made before me this 17 July 2017.

Signature of Solicitor



Name of Solicitor

GURMAK SINGH

Name and Company

Patrick J. Cusack & Co  
66 Station Road, Harrow  
Middlesex HA1 2SQ  
Tel. No. 020 8863 3414  
DX : 30453 Harrow 3

LAND REGISTRY

NGL 509002

COUNTY	SHEET	NATIONAL GRID	SECTION
GREATER LONDON		TQ 3182	Y

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We hereby certify  
that this is a true  
copy of the original

Old Reference LN VII 44 N  
Patrick J. Cusack & Co  
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Patrick J. Cusack & Co

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