


**I, LANCE BLACKSTONE of 93 SOUTH HILL PARK, LONDON, NW3 2SP do hereby declare as follows: -**

1. My name is Lance Blackstone and I am the freehold owner of 10 Gayton Crescent, London, NW3 1TT ("the Property").
2. I purchased the Property on 9 February 2006 from Gail Herskovitz.
3. At the time of purchase, the Property was arranged as a single family dwelling with a lounge, kitchen and hallway on the ground floor, three bedrooms on the first floor, and one bedroom and a study on the third floor.
4. The Property contained a single storey extension at the rear which formed part of the kitchen. The lounge contained three windows on the ground floor front façade including a central window set between two bay windows. Entry to the Property was via the side of the building.
5. Prior to my purchase, my mortgage provider, Bank of Scotland, instructed Lamberts Chartered Surveyors to undertake a valuation report of the Property. The Valuation Report described the Property as a two-storey detached house with loft conversion and rear single storey extension. The Report also included a photograph of the Property showing the window on the ground floor façade.
6. On the date of my purchase of the Property, it was already leased to Mr Bruno Scherrer and Mrs Carole Scherrer as a family dwelling under a tenancy agreement which started on 29 May 2005. The tenancy continued until 20 May 2007.
7. Between 9 October 2007 and 8 October 2011, I leased the Property under a tenancy agreement to Mr Will Rathvon. Mr Rathvon terminated his lease early and vacated the Property on 1 January 2011.
8. Between 21 January 2011 and 20 November 2017, I leased the Property under a tenancy agreement to Mr West Lockhart and Mrs Sylvia Lockhart who occupied the Property along with their immediate family.

**I, LANCE BLACKSTONE aforesaid do solemnly and sincerely declare that the contents of this declaration are true, by virtue of the Statutory Declarations Act 1835.**

Declared at   
3 Coach House Yard  
(Hampstead High Street)  
In the County of London NW3

This <sup>22</sup> day of March 2018

Before me   
RUPERT GOLDMEIER, SOLICITOR

SOLOMON TAYLOR & SHAW  
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