

VALUATION REPORT
FOR
BANK OF SCOTLAND
OF
10 GAYTON CRESCENT
HAMPSTEAD
LONDON NW3

LANCE BLACKSTOCK

22 DECEMBER 2005

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22 December 2005

Bank of Scotland
Specialist Property Finance
First Floor
Pentland House
8 Lochside Avenue
Edinburgh
EH12 9DJ

For the attention of Mhairi Wilson

Our ref: DGP/Ind/65570

Dear Sirs

**Borrower: - Lance Blackstone
10 Gayton Crescent Hampstead NW3**

1. INSTRUCTIONS

Further to your instructions of 14 December 2005, we confirm that we have now carried out our inspection of the above property in order to report as follows:-

1. The Market Value of the Freehold interest on the basis of tenancy as described in this report in accordance with the RICS Appraisal and Valuation Standards
2. The Market Rent assuming a new letting on the date of valuation and on appropriate lease terms.
3. The Reinstatement Cost Assessment of the property for insurance purposes.

Our valuation figures are prepared for loan security purposes and for the sole use of Bank of Scotland only. All valuations are given in pounds sterling unless agreed otherwise.

No allowance has been made for liability for taxation, which may arise on disposal.

We confirm that we have no conflict or potential conflict of interest arising as a consequence of compliance with your instructions. We are instructed as independent valuers.



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2. **DATE OF VALUATION**

The property was inspected by David G Parkin BSc FRICS on the 22 December 2005 and the date of this report is the date of our valuation.

It should be noted that our valuations are based upon the facts and evidence prevailing on the date of valuation. We would therefore recommend that valuations are reviewed periodically.

The valuer is qualified for the purpose of the valuation and experienced in valuing properties of a comparable nature, complexity and value to the property.

3. **VALUATION**

1. The Market Value of the stated interest in the above property is **£2,200,000 (Two million two hundred thousand pounds)**.
2. The Market Rent of the property assuming a new letting on the date of valuation on appropriate letting terms is **£2,200 (Two thousand two hundred pounds) per week which is £114,400 (One hundred and fourteen thousand four hundred pounds) per annum**.
3. The Reinstatement Cost Assessment of the premises for insurance purposes is **£410,000 (Four hundred and ten thousand pounds)**.

The estimate provided must be regarded as indicative only and should not be relied upon as a formal estimate for insurance purposes can only be given by a quantity surveyor or other person with sufficient current experience of reinstatement cost assessment.

We consider that the interest would form suitable security for Bank lending purposes. In the event of the Bank needing to realise its security, we do not foresee any undue problems.

4. **CIRCUMSTANCES OF INSPECTION**

Our inspection was carried out during overcast weather.

The property is tenanted. The presence of personal effects and chattels prevented a full inspection.

5. **LOCATION**

The property is situated in an established residential area. The subject property being slightly older than most of the surrounding Victorian properties.

Gayton Crescent runs between Gayton Road and Willow Road close to Hampstead Heath and within easy walking distance of Hampstead High Street for local amenities.

This is a very popular residential area for which we would anticipate a good continuing demand. The property is close to boutique shops and high quality facilities of Central Hampstead as well as been within easy walking distance of the Hampstead Heath open space and ponds.

Public transport is provided with regular bus routes along Hampstead High Street the A502 and Hampstead Tube Station is nearby on the Northern Line Edgware Branch. Hampstead Heath Mainline Railway Station is approximately 1/2 mile distance.

The usual social, education and recreational facilities expected of a north London suburb are provided for nearby.

A Location Plan is attached as an Appendix to this report.

6. DESCRIPTION

The subject of this report is a two-storey detached house with loft conversion and rear single storey extension.

We understand this property was originally constructed as stables was then converted into a house know as The Retreat prior to being converted into flats in the 1940s. The property was reconvered into a single house in 1991 and was completely refurbished in 1996 by the current owner.

The property is constructed of solid brickwork beneath a timber framed and slate covered roof. The rear loft conversion has a flat roof (not inspected). Rear single-storey extension is part asphalt covered and part glazed.

The property has the benefit of one offstreet parking space. There is a small but private garden to the front side passageways to both sides, small patio garden to rear.

Parking in the area is restricted to residents only.

7. ACCOMMODATION

Ground Floor

Side entrance hall	tilled solid floor cupboard under stairs
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Separate WC	with low suite WC hand wash basin
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Reception Room 1	front double, two bay windows, two open fireplaces, wooden floor over solid base 8.8 x 5
Kitchen/Dining room	modern fittings including gas cooker, sink, tiled solid floor 3.66 x 6.33
Utility room	plumbing for washing machine, tiled solid floor
<u>First Floor</u>	
Landing	fitted cupboards
Bedroom 1	front double, open fireplace, fitted carpets, fitted wardrobes 5.27 x 3.93
Ensuite bathroom	overall bath with Jacuzzi shower cubicle, low suite WC, pedestal hand wash basin, tiled floor and walls
Bedroom 2	front double, open fireplace, fitted wardrobes, fitted carpets 3.45 x 3.93
Bathroom	panelled bath, low suite WC, pedestal hand wash basin, white tiled floors and walls
Bedroom 3	rear single, radiator, fitted carpets 3.51 x 1.9
<u>Second Floor</u>	
Landing	
Bedroom 4	rear double, fitted wardrobes, fitted carpets, radiator 5.1 x 4.12
Ensuite bathroom	panelled bath, pedestal hand wash basin, low suite WC

Bedroom 5/study

eaves cupboards, fitted
carpets, radiator 3.75 x
5.28 max

The property was measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice. We calculate the floor area to be approximately 204 sq m (2,191 sq ft).

8. SERVICES

Mains drainage, water, electricity and gas are installed and connected.

Hot water for domestic purposes and full central heating is from the gas-fired boiler to the utility room.

Supplies and services have not been tested and their condition or efficiency cannot therefore be a matter of comment.

9. CONDITION AND REPAIR

The property is generally in good order with good quality fitments and decorations throughout. No essential repairs required.

In accordance with your instructions, we have not carried out a building survey nor have we inspected woodwork or other parts of the property which are covered, unexposed or inaccessible and such parts will be assumed to be in good repair and condition.

The report does not purport to express an opinion about or to advise upon the condition of uninspected parts and should not be taken as making any implied representation or statement about such parts. We are unable to state that any part of the premises is free from rot, beetle, corrosion or other defects.

We have not arranged for any investigation to be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or asbestos or any other potentially deleterious material has been used in the construction of this property or has since been incorporated and we are therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation, we have assumed that such investigation would not disclose the presence of any such material in any adverse conditions.

No specialist test or inspections have been carried out on the electrical, mechanical, drainage or other service installations and no warranty is given as to the condition of these items.

This report excludes any investigation into structural engineering design or compliance with legislation relating to buildings, building regulations or by-laws.

The property is likely to have a useful economic life in excess of 25 years providing a regular programme of maintenance is carried out.

10. PLANNING AND OTHER STATUTORY REGULATIONS

Where possible, verbal enquiries have been made to the Local Authority's Planning Department. In certain instances, it is either impossible to obtain the relevant information or the details given over the telephone are by unqualified officers of the Council. The information set out below is given in good faith, but the purchaser of the property should ensure that his solicitor obtains written planning details, within his search, to verify all planning consents and obtain confirmation of any current or past Enforcement Notices. He should also obtain written verification as to whether the property is Listed or in a Conservation Area.

Our valuations are prepared on the assumption that the premises comply with all relevant statutory enactments and Building Regulations and that, where required, a valid and up-to-date Fire Certificate has been issued. We also assume that all necessary consents and authorisations for the use of the property and the processes carried out therein have been obtained and will continue to subsist and are not subject to any onerous conditions.

We assume that there are no outstanding obligations or liabilities arising out of the provisions of the Defective Premises Act 1972, the Disability Discrimination Act 1995 or other relevant legislation.

In preparing our valuation figures above, we have assumed that the subject property has been granted planning permission for the use to which it is currently being put and we reserve the right to review our valuation figures should our assumptions prove to be incorrect.

All roads adjoining the property are made-up and adopted.

11. ENVIRONMENTAL ISSUES

Contamination

The property does not have a past industrial history and is not situated in an industrial area. It is unlikely that there will be significant contamination having an adverse effect on value or future saleability.

It is not possible for us to comment upon this further without additional environmental enquires being carried out. We would comment however, that no obvious signs of contamination were noted during our site inspection.

Because it is envisaged that the property will continue in its current use and the underlying ground will not be broken up or disturbed, we conclude that the risk from contamination is likely to be low.