

**STATUTORY DECLARATION OF NICHOLAS CHARLES ACTING UNDER A POWER OF
ATTORNEY FOR ABBEE LIMITED**

I **Nicholas Charles** of 42 Bourne Avenue, London N14 6PD, acting under a Power of Attorney for the owner Abbee Limited, do solemnly and sincerely declare as follows:

1. I make this Statutory Declaration in support of the application to the London Borough of Camden for a certificate of lawful use in respect of the property situate and known as **FLATS A – D (also known as FLATS 1 – 4) 59 – 61 CAMDEN HIGH STREET LONDON NW1 7JL** (hereinafter known as "the Property") which is owned by Abbee Limited, (hereinafter known as "the Proprietor").
2. I am the UK representative of the "the Proprietor" who is a BVI registered company. My job is to advise on financial and legal aspects of the business as well as being involved on the management side of the business to some extent, this includes the management of its London properties.
3. Between 01 October 2018 and 31st January 2019, I personally visited every flat in "the Property" at least 3 -4 times.
4. The Proprietor acquired "the Property" on 8th April 2008. At the time of acquisition, the Property was already divided into four flats and it appeared that it had been so for quite some time.
5. The Property has at all times been set out as follows:

FLAT A (FLAT 1): Three Bedroom/ Six Person Self-Contained Flat, with an individual council tax reference allocated by the London Borough of Camden;

FLAT B (FLAT 2): Three Bedroom/ Six Person Self-Contained Flat, with an individual council tax reference allocated by the London Borough of Camden;


FLAT C (FLAT 3): One Bedroom/ Two Person Self-Contained Flat, with an individual council tax reference allocated by the London Borough of Camden;

FLAT D (FLAT 4): Two Bedroom/ Four Person Self-Contained Flat, with an individual council tax reference allocated by the London Borough of Camden;
6. From the time the Property was acquired, it has been let on assured shorthold tenancies by Christo & Co of 66-70 Parkway, Camden Town London NW1 7AH. The properties are currently being managed by Marble Property Group of 138 Seven Sisters Road, London N7 7NS. The managing agents did and continue to rent each flat out as and when they became available and were responsible for the maintenance of the Property and ensuring that the tenants were responsible for the utilities consumed in each flat.
7. At all times during the last four years, the Property has remained in the same layout and has been continuously let as four individual units.

8. At no time has the Proprietor resided at the Property.
9. At no time during the ownership by the Proprietor was the Property ever used for any other purpose other than as four individual flats.
10. At no time during the ownership by the Proprietors did the Proprietors carry out any works to the Property to convert it into four separate flats.

and I make the Solemn Declaration conscientiously believing the same to be true by virtue of the Statutory Declaration Act 1835, this 6th Day of February 2019

Signed and Declared at 105 Seven Sisters Road London N7 7QR


NICHOLAS CHARLES

Before me

GEORGINA DEMETRIAL.
