

23 Canfield Place, London NW6 3BT

1. Description

1.1 The property consists of 3 storey building on the northern side of Canfield Place. It was purchased by the present owners in 2000. At that time the ground floor was rated as “a garage and premises” **not** a repair and maintenance garage

1.2 The building has been converted into two self-contained residential units – Unit One and Unit Two for several years.

1.3 Council tax has been charged on both properties since 2015 and continues to be charged to the present day.

1.4 Each property has separate electricity and water meters.

2. Unit One

2.1 Unit One consists of the first and second floor maisonette known as 23 Canfield Place.

3. Unit two.

3.1 Unit Two consists of the self-contained ground floor flat known as 23A Canfield Place.

3.2 Unit One was formerly a car repair and maintaince garage. It was closed down in the late 1990s because of the noise fumes and other disturbance to the residential properties.

3.2 When the non-conforming industrial use ceased it was used as a garage for the Occupiers of the maisonette on the upper floors (Unit One).

3.3 The unit was not required so it was converted into a self-contained flat in or around 2012.

4. Records of residential use.

4.1 In February, 2012 it was let to an Australian couple on a weekly tenancy until February, 2013.

4.2 A new tenancy was granted to Zoe Forbes and Gregory Burton beginning on 20th August 2015 ending on 19th August, 2016.

4.3 The tenancy was renewed by Zoe Forbes and Gregory Burton on 20th August 2016, and again in 2017 ending in August 2018.

4.4 In mid 2018 The Environmental Health Department inspected the flat and discovered a breach of the Ventilation standards. As a result various improvements were requested and are currently being prepared to meet the Environmental Health Department's recommendations.

5. Planning Policies

5.1 The Policies of the London Borough of Camden and The London Plan stress the need for more housing to meet the current housing problem.

5.2 The Policies of Camden and the Mayor of London have been further supported by Government's drive to attack the chronic housing shortage in the Capital and the country generally.

5.3 It is obviously unnecessary to list all these policies in this document, but the retention of this flat would comply with these policies and make a contribution to the housing stock.

5.4 In addition to the Housing Policies other policies aim to reduce the use of cars in urban areas. The use as a flat replaced the garage and thereby made a small contribution to traffic reduction.

5.5 The recent grant of Planning Permission to the adjacent property, 21 Canfield Place for use as a self- contained flat would support the retention of Unit 2 as a self contained flat.

Produced by
PainSmith Solicitors



AGREEMENT FOR AN ASSURED SHORTHOLD TENANCY WITH TDS ("the Agreement")

Important Notice

This document contains the terms of the Tenancy of

23a Canfield Place, London NW6 3BT

It sets out the promises made by the Landlord and the Tenant to each other.

Both parties should read this document carefully and thoroughly and ask to be shown copies of any document referred to in this Agreement. Once signed and dated this Agreement will be legally binding and may be enforced by a court. Make sure that it does not contain terms with which either party does not agree or that it does contain everything both parties want to form part of the Agreement.

Both parties are advised to obtain confirmation in writing when the Landlord gives the Tenant consent to carry out any action under this Agreement. If either party is in any doubt about the content or effect of this Agreement, we recommend that you seek independent legal advice before signing.

Initials: 

(Landlord)

(Tenant)

THIS AGREEMENT IS MADE on the
20th August 2015

The Particulars

THIS AGREEMENT IS MADE BETWEEN

A. Linda Michelle Christodoulou
Of No 3 Tagmatarchou Poulou, 2057 Strovolos, Cyprus

("the Landlord")

AND

B. Gregory Charles Burton & Zoe Forbes
Of 80 Tylney Road, London E7 0LY

("the Tenant")

AND IS MADE IN RELATION TO PROPERTY AT:

23a Canfield Place, London NW6 3BT

("the Property")

The Main Terms of the Tenancy

1. Term of Tenancy.

The Landlord lets to the Tenant the Property for a period of **12 months**. The Tenancy shall start on and include the **20th August 2015** and shall end on and include the **19th August 2016**

The Landlord or the Tenant must serve two months' notice in writing to terminate the Tenancy at the expiration date being 19th August 2016.

2. The Rent.

The Tenant shall pay to the Agent three month's rent the sum of **£4875.00** in advance on the 20th August 2015 (for the period 20th August 2015 up to and including 19th November 2015). Thereafter, the Tenant shall pay to the Agent the sum of **£1625.00** ("the Rent") on the **20th** day of each month.

3. The Deposit.

The Tenant shall pay to the Agent, on the signing of this Agreement, **£2250.00** as a Deposit which shall be held by the Agent as Stakeholder. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant subject to the possible deductions set out in this Agreement.

Initials:  **(Landlord)**   **(Tenant)**

MEMORANDUM – Extension of Tenancy Agreement

Agreement dated - 20th August 2015

Landlord - Linda Michelle Christodoulou

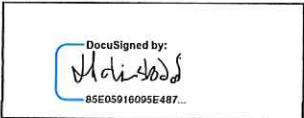

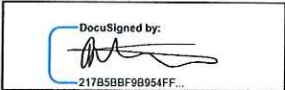
Tenant - Zoe Forbes & Gregory Charles Burton

Property - 23a Canfield Place, South Hampstead, London
NW6 3BT

DATED - 25th May 2017

IT IS HEREBY AGREED between the Landlord and the Tenant that the Agreement shall be extended for a further period of 12 months from 20th August 2017 "Commencement Date" on the same terms and conditions as detailed in the Agreement except that:

RENT: The rent will remain at £1625 per calendar month from the 20th August 2017.

SIGNED		By, or for and on behalf of Linda Michelle Christodoulou THE LANDLORD	
SIGNED		Zoe Forbes THE TENANT	
			Gregory Charles Burton THE TENANT

Initials:  (Landlord)   (Tenant)

TDS contact details:

Tenancy Deposit Scheme, PO Box 1255, Hemel Hempstead, Herts HP1 9GN
T: 0300 037 1000 | E: deposits@tenancydepositscheme.com
W: www.tenancydepositscheme.com



Tenancy Deposit Protection Certificate

Flat A
23 Canfield Place
London
NW6 3BT

Landlord:
Linda Christodoulou

Tenant(s):
Zoe Forbes, Gregory Burton

Beginning on: **20th August 2015** Ending on or after
19th August 2018

Tenancy Deposit amount:
£2,250.00

Received by Member **G02893 / 2300::10810**
20th August 2015

Registered with the Tenancy Deposit Scheme:
20th August 2015

Tenancy certificate code:

WrBcyRN

*This is **your** certificate code.
You can use this code online or in
other communications to:*

- check the status of your deposit registration
- raise a deposit dispute at the end of your tenancy, or
- check the progress of a dispute

To do this online, please visit
www.tenancydepositscheme.com

*Please refer to the TDS website for
information regarding the protection
of your deposit and the criteria for
continued validity of this certificate.*

The Housing Act 2004 (Chapter 4, sections 212-5; & Schedule 10) makes provision for both the protection of tenancy deposits and the resolution of disputes over their return. All deposits taken for Assured Shorthold Tenancies must be covered by a tenancy deposit protection scheme. This certificate informs you that your Agent or landlord has registered your tenancy deposit with TDS.

A handwritten signature in black ink, appearing to read 'S. Howard', with a large number '2' written below it.

Chief Executive Officer
For and on behalf of The Dispute Service Ltd



Registered on: 2015-08-20 10:25:07
Revised on: 2017-05-23 14:47:07

The Tenancy Deposit Scheme is operated by The Dispute Service Ltd.

Energy Performance Certificate

23a Canfield Place, LONDON, NW6 3BT

Dwelling type: Ground-floor flat
 Date of assessment: 21 May 2015
 Date of certificate: 24 May 2015

Reference number: 8595-7225-3360-7699-7926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 54 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

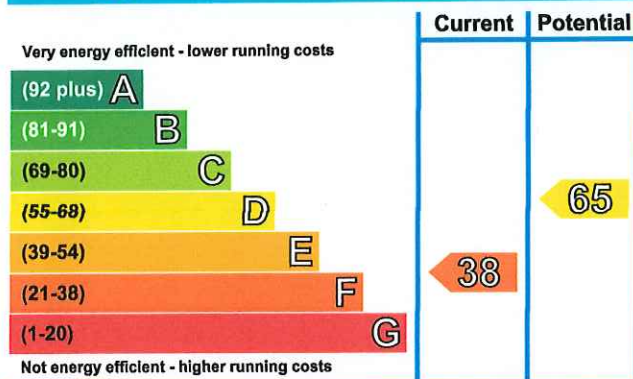
Estimated energy costs of dwelling for 3 years:	£ 3,165
Over 3 years you could save	£ 1,377

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 114 over 3 years	
Heating	£ 2,202 over 3 years	£ 1,032 over 3 years	
Hot Water	£ 738 over 3 years	£ 642 over 3 years	
Totals	£ 3,165	£ 1,788	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 924
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 234
3 Low energy lighting for all fixed outlets	£75	£ 66

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.