

I Patricia Mary Fox of 18 Bisham Gardens London N6 6DD will state as follows:

1. I was born on 22nd July 1930. I live and have always lived at 18 Bisham Gardens London N6, which was owned by my grandfather and then by my father and now by me.
2. 11 Bisham Gardens is across the road from 18 Bisham Gardens and close to it and I have been familiar with the property all my life.
3. I married Dudley Stanley Fox on 1st August 1953. He died on 26th January 2008.
4. Prior to our marriage, my late husband Dudley Stanley Fox lived with his parents Herbert and Ada Fox and his sister Joan Fox in the upper flat 11 Bisham Gardens London N6. Mr and Mrs Herbert Fox had a tenancy of the upper flat. I believe that they moved into it in about 1942. At that time the lower flat was let to other tenants. Shortly after my marriage my Mother-in Law's sister Minnie Chaplin moved into the lower flat 11 Bisham Gardens so that she could care for Ada Fox, who suffered from arthritis and who continued to live in the upper flat.
5. Minnie Chaplin died on 18th February 1970. Following her death, Ada Fox moved into a care home and Joan Fox continued to live in the upper flat. Herbert Fox had also died by this time.
6. At some point my late husband and Joan Fox bought the freehold of 11 Bisham Gardens which they continued to own jointly until Dudley died, when he left his half share in the property to me. Joan Fox and Dudley Fox treated the property as if the upper flat belonged to Joan, who resided in it and the lower flat belonged to Dudley.
7. Following the death of my late husband, I paid the outgoings in relation to the lower flat. Some of the time it was empty and some of the time it was occupied by those I permitted to live there.
8. On 7th April 2012 Guyonne James moved into the lower flat as my tenant and she has continued to reside there since then.
9. Joan Fox died on 11th December 2015 and left her half share in 11 Bisham Gardens to Mr Leszek Milanowski who had moved into the upper flat as her lodger some years before her death and has continued to reside there following her death.
10. I can therefore say that since at least 1942, 11 Bisham Gardens has been used as two separate flats each having its separate front door accessed by a common hallway.

I believe the facts stated in this statement are true.

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Patricia Mary Fox

Dated this 16th day of October 2019

I PATRICIA BRITAIN of 13 Bisham Gardens, London N6 6DJ will state as follows:

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1. My husband William Britain and I purchased 13 Bisham Gardens London N6 6DJ in 1986 and have lived there ever since.
2. 11 Bisham Gardens is the adjoining property.
3. Throughout the time when I have lived at 13 Bisham Gardens I have been familiar with 11 Bisham Gardens and have got to know its various occupants and I can confirm that 11 Bisham Gardens has been used as two separate flats throughout that time.
4. When my husband and I moved into 13 Bisham Gardens, Miss Joan Fox was living in the upper flat 11 Bisham Gardens and the lower flat was let. Joan Fox would invite us to her flat from time to time and so we became aware of the layout of the building and the way in which it was used.
5. We also got to know some of the various tenants who rented the lower flat and so were invited into the lower flat from time to time.
6. I have known Mrs Pat Fox who is one of the co-owners of 11 Bisham Gardens for many years. I work as a lecturer at the London Metropolitan University and have introduced to her two of my colleagues who have rented the lower flat namely:
 - a) A colleague "Ada" who was lecturing with me and who moved into the lower flat 11 Bisham Gardens about 8 years ago and stayed there for about two years and
 - b) Another colleague – Guyonne James who moved into the lower flat 11 Bisham Gardens about 6 years ago and is still renting that flat.
7. I can confirm that as long as I have lived at 13 Bisham Gardens, 11 Bisham Gardens has been used as two separate flats, each with its own separate front door accessed from the common hallway on the ground floor.

I believe the facts stated in this statement are true.

[Redacted signature]

Signed with corrections indicated above. PL.

Patricia Britain

Dated this 21 day of October 2019