

**77 C ARLINGTON ROAD, CAMDEN NW1 7ES (GRADE II LISTED)**

**CONDITION REPORT**

1. The existing staircase leading up to the studio flat appears to be an original feature of the property (see photograph below). This staircase will therefore remain in place.



Existing staircase string, balustrade and handrail detail

2. The skirtings on the staircase, which appear to be original, are different from the rest of the skirtings in the flat which are a mixture of modern torus and bullnose profiles, see following photographs:



Staircase skirting



Existing skirtings to external walls & party walls



Intermediate stud wall with bullnosed skirtings on chipboard flooring

3. The original floorboards have been removed, throughout the flat, and replaced with chipboard. The chipboard flooring can be seen on the above photograph.

4. All internal partition walls are modern stud construction comprising plasterboard linings on a timber frame. There are no plaster and lathe partition walls. The walls forming the upper stairwell/landing area are also stud partition walls.



Base of stud wall showing plasterboard construction

5. All internal doors are modern flush doors



Existing doors onto landing area

6. All architraves to door openings and window surrounds appear to be modern OG profile, see photographs below:



Window surround



Internal door surround

7. There are no cornices at the junctions between walls and ceilings.