

STATUTORY DECLARATION

I, Robert Goldsmith of 77 Bartholomew Road London NW5 2AH, do solemnly and sincerely declare that:

I am the owner and live at the above property. I purchased the property in 1980 and have resided there since.

The property consists of a lower ground floor, an upper ground floor, a first floor, a second floor and a roof extension third floor.

In 1995 the staircase between the upper and lower ground floors was removed to establish the lower ground floor as a self-contained flat directly accessible from the street via steps in the front garden to a front door on the side of the original multi storey porch to the property.

Since 1995 and continuously to the present, this lower ground floor has been let as a self-contained flat. I have continued to occupy the remainder.

This flat is known severally known as no. 77A, the basement of no. 77, the Garden Flat of no. 77 Bartholomew Road.

I attach the following evidence in support of the above:

Attachment A

A plan 77P19 showing the layout of the flat 77A and the entrance doors to this flat and the remaining property above.

Attachment B

Council Tax valuation identifying this flat as the basement of no. 77 Bartholomew Road.

Attachment C

Council Tax valuation of no. 77 prior to the separation of the basement aka 77A.

Attachment D

Council Tax revaluation of no. 77 after to the separation of the basement aka 77A.


Attachment E

A copy of the Deposit Protection Service transaction for the current tenant.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

Declared by

name



Robert Matthew Goldsmith

at

...Osbornes...Law....

this

15 Day of July Month 2021

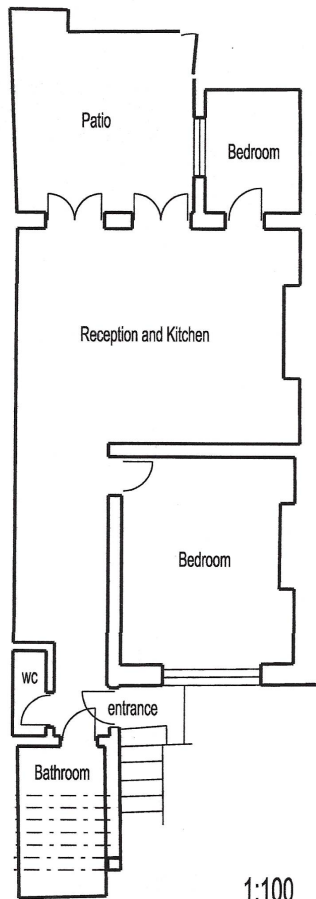
Before me

...ADELE PINKETT

A solicitor

Chartered Legal Executive (50156748)

OSBORNES SOLICITORS LLP
LIVERY HOUSE
7 - 9 PRATT STREET
LONDON
NW1 0AE



1:100

77A layout



This is the attachment A in the Sworn statement of Robert Goldsmith

Signed

Robert Goldsmith

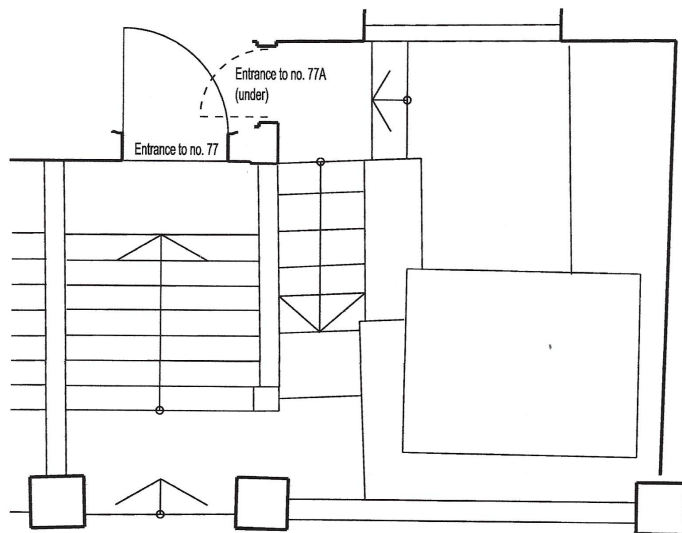
Date

15-7-21

Witness

Penny Durman
PENNY DURMAN

OSBORNES SOLICITORS LLP
LIVERY HOUSE
7 - 9 PRATT STREET
LONDON
NW1 0AE



no.79

no.77

no.75

Front entrances to 77 and 77A

1:50

job
77A Bartholomew Road
NW5 2AH

for
Robert Goldsmith

notes

1m @ 1:50



revisions

Goldsmith
chartered architects

77 Bartholomew Rd
London NW5 2AH
tel 020 7209 0573
fax 020 7916 8965

© Goldsmith Architects Ltd

drawing name

77A plans

drawing no.

77 P19

status

For Information

scale

1:50

paper size

A3

date

07.2021

dwn by

RG

'north'

This is the attachment B in the Sworn statement of
Robert Goldsmith

Signed.....

Date.....

Witnessed.....

Penny Durman
PENNY DURMAN
OSBORNES SOLICITORS LLP
LIVERY HOUSE
7 - 9 PRATT STREET
LONDON
NW1 0AE

Directgov Council Tax valuation list

Council Tax band details

FLAT BST 77, BARTHOLOMEW ROAD, LONDON, NW5 2AH

Last update on 07/07/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5078250	C		27/01/1995	No	

► [Do you think this Council Tax band is wrong?](#)

Key to the table

Council Tax band - this determines how much Council Tax you pay.

► [Show help](#)

Improvement indicator - if a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

Mixed use property - a property can have a domestic or mixed use - "yes" identifies a mixed use property.

Court code - a court code shows the Council Tax band has been reviewed by a Valuation Tribunal or the High Court.

► [Show help](#)

This is the attachment C in the Sworn statement of
Robert Goldsmith

Signed

Date

Witness

P. Durman
PENNY DURMAN

OSBORNES SOLICITORS LLP
LIVERY HOUSE
7 - 9 PRATT STREET
LONDON
NW1 0AE

Directgov Council Tax valuation list

Previous Council Tax band details

Below is a list of Council Tax details for this property. Use the 'Challenge' link(s) in the table below if you think a previous Council Tax band is wrong.

77, BARTHOLOMEW ROAD, LONDON, NW5 2AH

Last updated on 07/07/2021

Local authority reference number	Council Tax band	With effect from	Mixed use property	Court code	Valuation list	
00384007700003	G		No		1993	Challenge

Previous Council Tax band details

Key to the table

Council Tax band - this determines how much Council Tax you pay.

► Show help

Mixed use property - a property can have a domestic or mixed use - "yes" identifies a mixed use property.

Court code - a court code shows the Council Tax band has been reviewed by a Valuation Tribunal or the High Court.

► Show help

Valuation list - this identifies all properties "banded" for Council Tax purposes.

► Show help

◀ Previous

Search again

This is the attachment D in the Sworn statement of
Robert Goldsmith

Signed

Date

Witness

R Goldsmith
15.7.21

P. Durman
PENNY DURMAN

OSBORNES SOLICITORS LLP
LIVERY HOUSE
7 - 9 PRATT STREET
LONDON
NW1 0AE

Directgov Council Tax valuation list

Council Tax band details

EXCL BST 77, BARTHOLOMEW ROAD, LONDON, NWS 2AH

Last update on 07/07/2021

Local authority reference number	Council Tax band	Improvement indicator	With effect from	Mixed use property	Court code
5041296	F	Yes	27/01/1995	No	

Do you think this Council Tax band is wrong?

Key to the table

Council Tax band - this determines how much Council Tax you pay.

Show help

Improvement indicator - if a property has been improved or extended since it was placed in a Council Tax band, the VOA can't review the banding to take account of the alterations until it's sold. Once a sale takes place the banding will be reviewed. As each Council Tax band covers a range of values, the band isn't always increased following improvements and a sale.

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Court code - a court code shows the Council Tax band has been reviewed by a Valuation Tribunal or the High Court.

Show help

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This is the attachment E in the Sworn statement of
Robert Goldsmith

Signed

Date

Witness

R. Goldsmith

15.7.2009

P. Durman

Penny Durman

OSBORNES SOLICITORS LLP
LIVERY HOUSE
7 - 9 PRATT STREET
LONDON
NW1 0AE

From: "Deposit Protection Service" <Message.upcecfkebhgedmkf@depositprotection.co.uk>
Subject: **DPS Deposit Protection Confirmation - JOHNS - FLAT A, 77 BARTHOLOMEW ROAD, LONDON, NW5 2AH**
Date: 3 August 2009 08:23:59 BDT
To: <ROBERT@goldsmitharchitects.co.uk>
Reply-To: <enquiries@depositprotection.com>



The Deposit Protection Service

IMPORTANT INFORMATION CONTAINED WITHIN THIS DOCUMENT - DO NOT DELETE

Dear Mr Goldsmith,

Thank you for submitting a deposit to The Deposit Protection Service (The DPS), your transaction has been successful.

Your Repayment ID for this deposit is:

26811

You will need this Repayment ID at the end of the tenancy so we can release the deposit and any interest to you and your tenant(s). Please keep the Repayment ID confidential and ensure that this advice is retained for future reference.

The details of the deposit are as follows:

Deposit ID:	11425509
Rental property:	FLAT A, 77 BARTHOLOMEW ROAD, LONDON, NW5 2AH
Name of lead tenant:	Miss Lara Johns
Name(s) of other tenant(s):	None Advised
Start date of tenancy:	27 June 2009
Tenancy period:	12 months
Deposit amount:	£1,408.33
Date deposit received:	20 July 2009

Please ensure that these details are correct, should you need to make any changes please inform The DPS by email via enquiries@depositprotection.com, remembering to quote your agent / landlord ID and the relevant Deposit ID.

Remember, as a registered agent / landlord, you can access The DPS website and:

- View all the deposits you have submitted to The DPS
- Submit new deposits
- Request the repayment of deposits
- Make general enquiries

Thank you for choosing The DPS as your deposit protection provider.

Yours sincerely,

The DPS Support Team