

STATUTORY DECLARATION

I, **JOSHUA WILSON** of 2 Swift House, Albert Road, London NW6 5BW, **DO HEREBY SINCERELY AND SOLEMNLY DECLARE AS FOLLOWS:-**

1. I am an estate agent employed by Amberden Estates, hereinafter referred to as "the Company", of 6 South Hill Park, London NW3 2SB. I have been employed by the Company since 2004. The Company specialises in the sale and letting of residential properties in Hampstead and surrounding areas.
2. In October 2011, the Company was approached by Mr Christopher Pitchford to advise on the letting of an apartment at 57 Parliament Hill, London NW3 2TB, hereinafter referred to as "the Property". The Property is divided into four self-contained flats including Flat 4, hereinafter referred to as "the Flat", which is located on the top floor of the Property, and which is owned by Mr Pitchford and his wife.
3. I first visited the Flat in late 2011, and I noted that it included a roof terrace, hereinafter referred to as "the Terrace". The Terrace, which was for the exclusive use of the occupiers of the Flat, was accessed via a spiral staircase located within the living room of the Flat. This staircase led to a roof hatch which opened upwards to allow access to the Terrace which was covered in timber decking.
4. I attach as Exhibit JW1 a photograph of the Terrace which was supplied by Mr Pitchford during in October 2011.
5. More recently, during 2021, I have made further visits to the Flat for letting purposes, and have noted that the Terrace remains in place, and continues to be accessed by the spiral staircase leading up from the living room of the Flat to the roof hatch.

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

Declared at **LAYZELLS SOLICITORS**
By the said **JOSHUA WILSON**
this **3rd** day of **February** 2022)
Be **[Redacted]**

Solicitor/Commissioner for Oaths

Gwynn Parry FCILEX
Chartered Legal Executive
Commissioner For Oaths
255 Muswell Hill Broadway
London N10 1DG
020 8444 0202

**LAYZELLS
SOLICITORS**
255 Muswell Hill Broadway
London N10 1DG
DX 36000 Muswell Hill
tel 020 8444 0202 fax 020 8883 2181

EXHIBIT JW1
ATTACHED TO THE STATUTORY DECLARATION OF
JOSHUA WILSON



3/2/2022

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