

Property Questionnaire

Full Property Address

Postcode

5 Lamb Court 69 Narrow Street London

E14 8EJ

TENURE

Freehold

Leasehold

Commonhold

Subject to flying freehold

☐

☒

☐

☐

COMPULSORY COSTS FOR OWNER

Service charges

£3900

Ground rent

£302

Other

Details of any other costs / what costs cover / information regarding potential or upcoming changes to costs / major works bill:

LEASEHOLD

Lease start date

19/12/1997

Years lease granted for

125

Years remaining on lease

98

Sold with SHARE OF FREEHOLD?

Yes

Leases often prevent types of activity that can effect enjoyment of use. Are there any restrictions which could impact on a buyers enjoyment?

☐

YES

Restrictions:

Keeping pets

☐

☒

Running a business

☐

☒

Sub-letting

☒

☐

Parking Boats, Caravans or mobile homes on Site

☐

☒

SHARED OWNERSHIP

What percentage is owned

%

Details of rent payable

Is there an option to staircase ownership

☐

☐

Are there any annditional liabilities or obligations?

☐

☐

Details

MATERIAL PROPERTY INFORMATION

Does the property lie within a conservation area?

☒

☐

Are there any rights of way, easements, wayleaves etc affecting the property?

☐

☒

Is the property listed?

☐

☒

If yes what grade

Are there any restrictions on the title for the property?

☐

☒

Details

Have there been any disputes with the neighbours?

☐

☒

Has the property ever been classed as non-standard construction or any parts of the property that are timber framed?

☐

☒

Details

Has the property ever suffered storm, fire or flood damage?

☐

☒

Details

Has the property been subject to an insurance claim during the current ownership?

☐

☒

Details

Has the property (including garage and outbuildings) ever suffered from subsidence/structural issues.

☐

☒

Details

PARKING

Does the property have parking

☒

☐

Allocated Space

☒

Details

Communal Parking

☐

Street Parking

☐

Resident Permit

☐

Garage

☐

Details

Driveway

☐

Is there a dropped kerb undertaken in accordance with the highways act 1980 and The Local Authority?

☐

☐

Are any parts of the driveway shared?

☐

☐

Details

SERVICES

Connected services:

Mains Electricity☒

Mains Gas☒

Mains Water☒

Mains Drainage☒

LPG☐

Approximate age of boiler

11 years

Approximate date of last boiler service

07/04/2024

Is heating system in good working order?

Y☒

N☐

Septic Tank

☐

Does septic tank system comply with The Environmental Agency General Binding Rules?

Y☐

N☐

What year was the septic tank last upgraded/replaced?

Central heating:

Oil / Gas / Electric Solid fuel / other

Gas

Water Heating:

Oil / Gas / Electric Solid fuel / other

Gas

Additional options

Solar Panel☐

Are solar panels owned outright?

Y☐

N☐

Details regarding solar panels

GARDEN

Wholly within Title?

Y☐

N☐

Communal?

Y☒

N☐

Leased in part?

Y☐

N☐

Tree preservation orders?

Y☐

N☐

Are there any rights of access?

Y☐

N☐

Details

Any known disputes regarding the boundary?

Y☐

N☐

Details

Are you aware of any protected animal species located at the property?

Y☐

N☐

Details

Has Japanese Knotweed or other invasive species ever grown within the property boundary or close vicinity?

Y☐

N☐

Details

HAZARDS AND KNOWN ISSUES

Details, including any known areas of the property in poor condition.

ALTERATIONS, WORKS AND CHANGES TO THE PROPERTY

Have any structural alterations been made to the property?

Y☐

N☒

Details

Have any of these works been carried out **without** full planning permission?

Y☐

N☒

Details

Do any works completed after Feb 1966 **not** have sufficient building regulations?

Y☐

N☒

Details & Approximate Date

Has the property been re-wired in the last 10 years?

Y☐

N☒

Details & Approximate Date

Has a new boiler been fitted within the last 10 years?

Y☐

N☒

Details & Approximate Date

WARRANTIES AND GUARANTEES

Are there any outstanding claims or current applications relating to any guarantees or warranties?

Y☐

N☒

Details

National House Building (NHBC) or similar

Y☐

N☒

Years remaining

Boiler warranty

Y☐

N☒

Years remaining