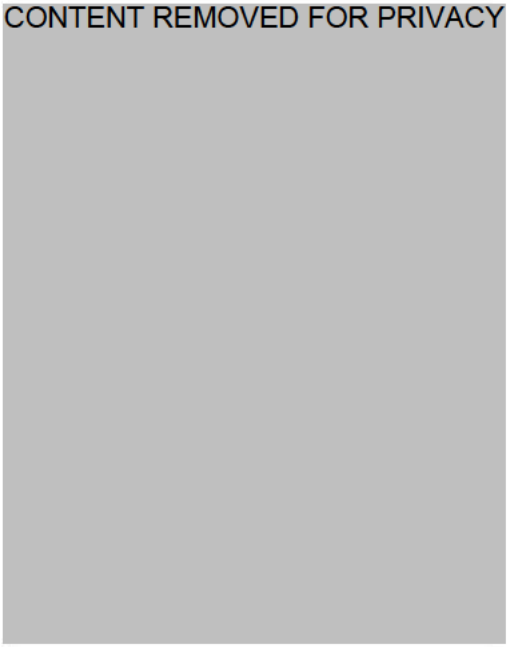
London's Surveyors & Valuers Ltd

BUILDING SURVEY

[redacted]

CHELSEA
LONDON

[redacted]



CLIENT

[redacted]

PREPARED BY

RICHARD TAYLOR, BSC (HONS) MRICS

DATE OF INSPECTION

27TH JANUARY 2025

BUILDING SURVEY

INDEX

1. INTRODUCTION

This Report is in accordance with the Terms & Conditions of Engagement sent to you on 23rd January 2025 which were subsequently signed and returned.

You will appreciate that due to the nature of this as a pre-purchase investigation, we have had to restrict our examination to those parts of the building that were accessible, exposed or uncovered at the time of our inspection. Our external inspection was from ground level and internally we have not opened up any concealed surfaces by removing plaster, moving furniture or raising fitted carpets or floor coverings; but have done our best to draw conclusions about the construction and condition of the property from the evidence visible at the time of our inspection.

This Report should be construed as a comment upon the overall condition of the property and is not an inventory of every single defect.

This Report is based on the condition of the property at the time of our inspection and no liability can be accepted for any deterioration in its condition after this date.

Our valuation has been carried out in accordance with the latest edition of the Royal Institution of Chartered Surveyors [RICS] Valuation – Global Standards [The Red Book] Global Standard 2022. It has been undertaken by independent Valuers, as defined by the RICS Valuation Practice Statements and IVSC. The property was inspected on 27th January 2025 by Richard Taylor, BSc (Hons) MRICS who is accredited by the RICS Valuers Registration Scheme. The date of valuation is the date of inspection.

We confirm that our insurance policy enables us to undertake residential valuations and our current sum insured is £5,000,000 (Five million pounds), in respect of each and every claim. This is arranged by Lockton Companies LLP, 6th Floor, Trinity Quay, 2 Avon Street, Bristol, BS2 0NB.

We confirm the valuer is experienced in valuing properties of this type and is qualified to carry out the instructions. We confirm that our reports are subject to RICS and external audit.

2. CIRCUMSTANCES OF INSPECTION

Please note that throughout this report the building and rooms will be described when standing in the frontage road or footpath, facing the property.

The property was fully furnished with all floors covered. This restricted our inspection.

Weather conditions at the time of our inspection were clear and dry, but it had recently rained. In this circumstance, it is not possible to confirm whether the rainwater fittings, flashings and roof coverings are fully serviceable and totally weathertight.

3. TENURE

We understand the property is to be acquired as an unencumbered Freehold interest with full vacant possession.

We assume there will be joint liabilities over the maintenance of the party chimneys and party walls, whilst there may also be liabilities in relation to joint soil and surface water drainage systems.

All issues regarding the Freehold title will be dealt with by your Legal Adviser as part of their service to you.

4. SITUATION AND DESCRIPTION

The subject property forms a five storey mid terraced house, believed to have been originally constructed circa 1860, and subsequently extended. It is located within the desirable "Ten Acre Estate" and is within the Sloane Stanley Conservation Area.

There are good local shops and recreational facilities in the vicinity, with the Imperial Wharf Overground railway station located approximately half a mile to the north west, and the London Victoria mainline station approximately two miles to the north east. The Fulham Broadway London Underground train station is half a mile distant.

You will no doubt have satisfied yourself as to the suitability of the location with regards to your particular requirements.

Street scene

5. ACCOMMODATION

It is not our intention to advise as to the layout and suitability of the accommodation, as you have no doubt visited the property and verified that it meets your requirements. Details are given for identification purposes only.

Lower Ground Floor

- Kitchen/breakfast room
- Sitting room
- Cloakroom/WC
- Utility area

Raised Ground Floor

- Entrance hall
- Double reception room

First Floor

- Landing
- Bedroom one
- En suite bathroom/WC

Second Floor

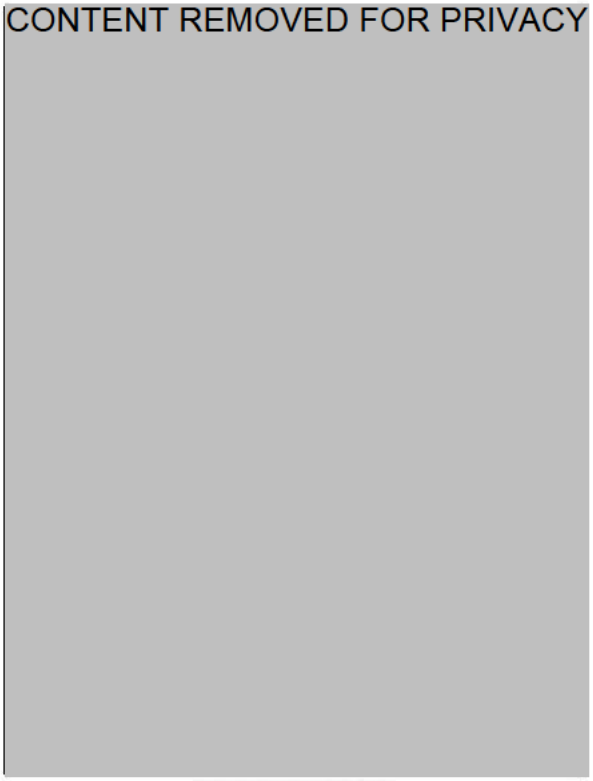
- Landing
- Bedroom two
- Bedroom three
- Bathroom/WC

Third Floor

- Landing
- Bedroom four
- Study
- Bathroom/WC

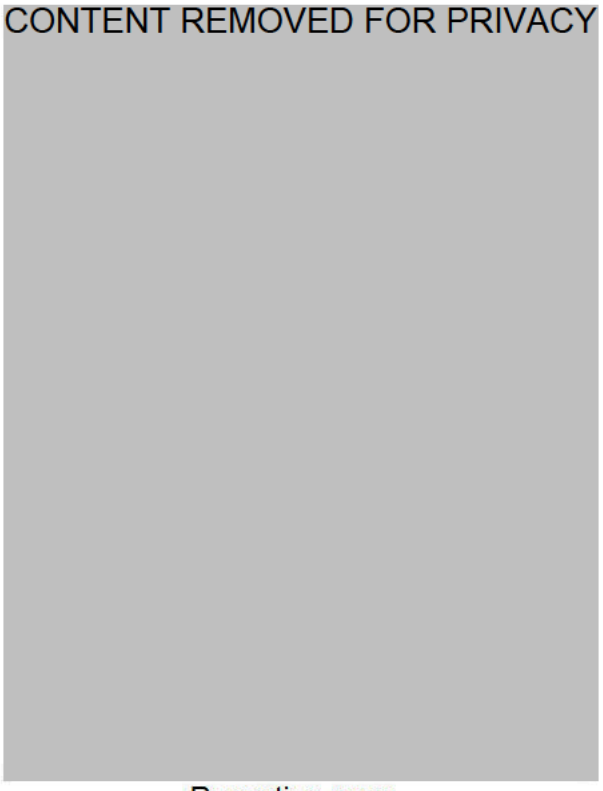
Externally

There are gardens and terracing to the front and rear of the building

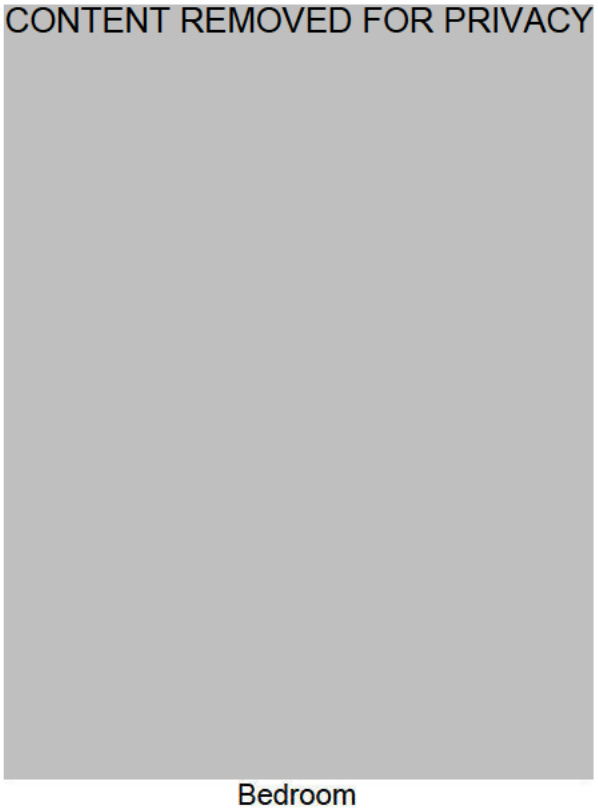


Front elevation

Rear elevation



Reception room



Bedroom

6. CONSTRUCTION AND CONDITION

EXTERNAL

6.1 Chimney Stacks and Associated Flashings

The party chimney stack could only be inspected from ground level. The stack has been render finished, and is fitted with terracotta pots at its head.

The render finishes (where seen) showed some indications of weather damage, and it is clear that the render has been patch repaired on several occasions. We recommend that a building contractor completes a closer inspection of the stack, and provides further comment on the condition of the rendering, which we believe will require repair.

From our limited inspection, it appears that the flashings at roof level are formed from sheet metal (lead). Due to our limited view, we are unable to confirm their condition. When an inspection of the rendering is undertaken, the condition of flashings should be confirmed.

6.2 Roof Coverings

The main roof is of pitched timber framed mansard design, clad with synthetic slates, and incorporates front and rear dormer projections which are timber framed and dressed in lead. There are front and rear parapet gutters.

Where seen, the slates showed no obvious or significant signs of defect. Synthetic slates such as these should prove long lasting and durable.

To the front elevation, at the junction of the dormer projections and the upper pitched roof, the lead flashings are incorrectly dressed and have "lifted", and require re-dressing. In their present condition, they could allow driven rain or snow to penetrate into the roof.

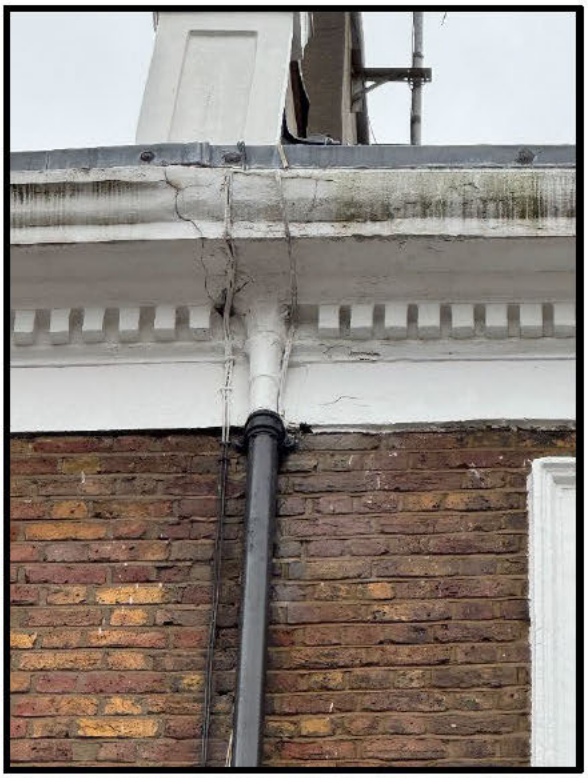
The building's single storey rear extension incorporates a flat roof, again finished in mineral felt. The felt has not been laid to a satisfactory "fall", which has resulted in water ponding. This in turn has led to the build up of moss and other blocking material which must be cleared away. Although felt is an adequate roofing material, it is not considered particularly durable. This covering should be viewed as a repairing liability for the short/medium term. When replaced, we recommend that you consider more modern and durable coverings, such as EPDM rubber.

The four storey rear extension incorporates a flat roof finished in mineral felt. As previously noted, felt has a limited life. Although to this roof it appeared to be in satisfactory condition, it should be viewed as a future repairing liability. When replaced, we recommend it is renewed in a modern roofing material.

6.3 Rain, Soil and Waste Water Goods

It was not raining at the time of our inspection, and we are unable to confirm the watertightness of the surface water drainage system.

To the front elevation, the parapet gutter discharges to a cast iron hopper and downpipe to the adjoining property. Although this downpipe is the responsibility of the adjoining property, should it fall into disrepair, any water leakage could have implications for this property. The ironwork did show indications of rusting, and we recommend that it is replaced. Its fixing and securing brackets are likely to be deteriorated and it could form a falling hazard.



Cast iron hopper and down pipe to the adjoining building.

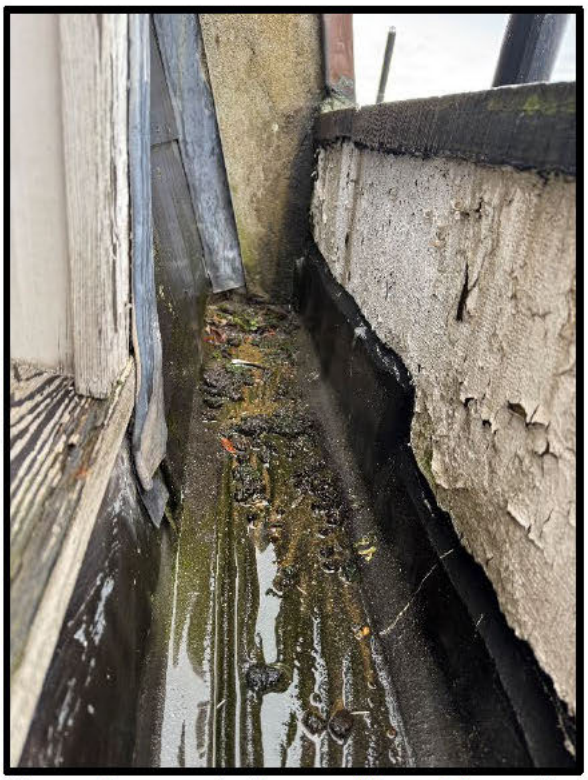
To the rear of the building, surface water discharges from half round black PVC gutters, hoppers and downpipes, which lead to open gulleys at ground level.

Several of the PVC downpipes showed indications of water seepage, and these sections of pipework should be monitored during poor weather conditions. If found to be defective, they should be replaced.

Contrary to popular belief, plastic rainwater goods are not trouble free and need regular maintenance. Plastic can fade over time, whilst the gutters will be susceptible to twisting and distortion in hot weather.

As you will no doubt appreciate, there are trees in proximity to the building. When they shed their leaves, there is a threat of blockages. As a consequence, you should be aware of the need to have the gutters and hoppers cleaned out at regular intervals. You may wish to consider fitting guards over the tops of the gutters and downpipe outlets to compete with this issue, but this will not remove the obligation for routine inspections.

The front and rear parapet gutters are lined with sheet metal and bitumen, indicating that patch repairs/replacement have been completed in the past. Blockages were noted to both, and they must be cleared out and kept clear to allow a free flow of surface water. Water ponding could quickly lead to penetrating damp.



Part blocked parapet gutter – please note the condition of the gutter lining which is showing indications of deterioration and will form a repairing obligation in the short / medium term

6.4 Sub Soil, Foundations and Trees

The Geological Survey Map indicates that sub-soils in this locality are primarily clay. Clay is susceptible to shrinkage during prolonged dry periods and swelling when it is wet. This can have an influence on a building's foundations.

To the original structure, the foundations are likely to be formed from shallow brick footings which were a traditional type of foundation design used prior to the First World War. The building's rear extension is likely to have foundations formed from concrete, laid to a reasonable depth within the sub-soil. Given the age of this extension, their design detail would have been approved and supervised by the Local Authority. This element of formality gives some comfort as to the likely arrangement.

None of the foundations have been exposed or examined, but from our superficial examination at ground level, we found no fracturing or distortion to indicate failure. As we found no surface evidence of fracturing, we conclude that the sub-soils in this locality are stable, and that the risk of future below ground movement is no greater for this property than with any other built at a similar time within the immediate area.

There are trees in proximity to the building. These are located both within and outside the curtilage of the site. Their future growth must be kept in check by regular pruning to help prevent the possibility of future root growth possibly causing distress or disturbance to the foundations. There appears to be a Eucalyptus tree to the rear garden. This type of tree is fast growing and must be kept in check with pruning.

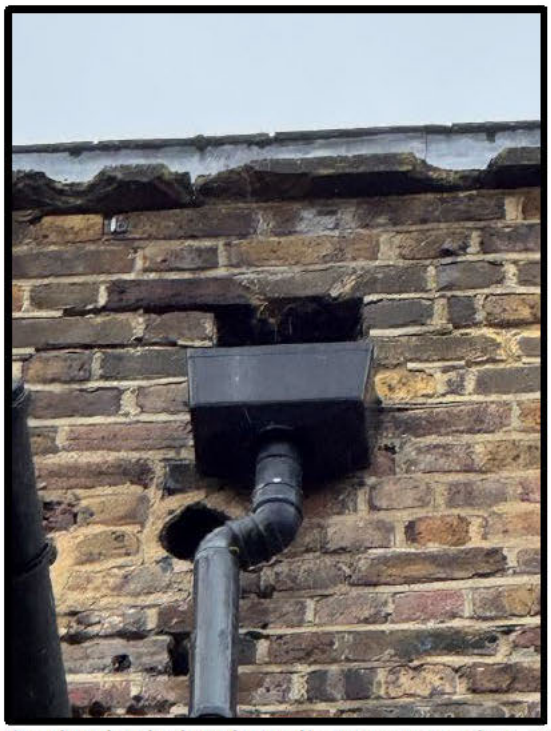
6.5 External Walls

Main walls are formed from 9" and 13½" solid brickwork, with brick soldier arches adopted to window and door openings. There are ornamental stucco cornices, with the main walls taken up as parapets at roof levels. To the front elevation, at first floor, is an area balcony with iron railings.

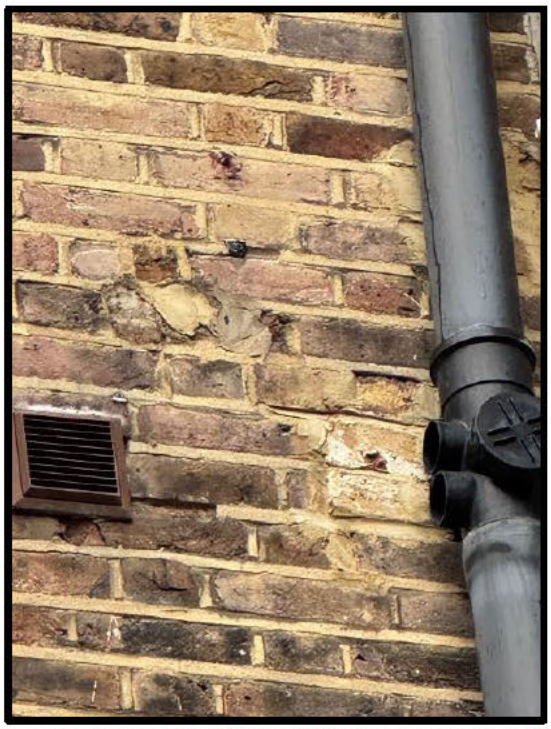
To the front elevation also, the lower two floors are render and paint finished. The render finishes were noted as being in generally good condition, whilst to first and second floors exposed brickwork was noted as having been repointed and maintained to a good standard. To these two upper floors, window openings have ornamental rendered and painted surrounds.

The first floor balcony incorporates wrought iron railings and extends to the whole terrace as a feature. Decorations to the balcony require renewal, while the ironwork must be maintained and satisfactorily painted to protect the underlying metal from rusting.

To the rear elevation, facing brickwork has in the past had repointing and repair work completed. We identified a number of individually damaged and spalled bricks which require cutting out and replacing. Weak areas of mortar joints should be raked out and renewed. At second floor, to the eaves, several sections of brickwork have been damaged where old fixings have been removed or where pipes have been relocated. Repairs must now be completed to prevent penetrating damp. It is clear that the rear four storey projection is not original to the building, with this projection having been partially rebuilt in the recent past. Its facing brickwork is a satisfactory colour match to the original building, and no significant signs of disrepair were identified.



Damaged brickwork – note circular hole where it appears a pipe, probably from the surface water drainage system, has been removed.
Also note damaged stonework to the parapet which requires renewal.



Damaged upper brickwork to the rear elevation

We would comment that decorations to the stone/rendered sills to the windows at the rear of the building were in only fair condition. They require repainting. When this work is undertaken, any areas of damaged render/stonework should be repaired as found necessary.

Poor decorations and damaged sill to the rear elevation

The building's single storey rear projection is formed from cavity brick construction. Facing brickwork (as seen) showed no indications of disrepair. We understand this extension was built approximately fifteen years ago.

Main walls are taken up as parapets at roof levels. They are stone and render finished. The rear parapet wall is stone capped, but several sections of the stonework are damaged and deteriorating and should be replaced. In their present condition, they could allow localised penetrating damp. To the front elevation, the parapet wall is render and paint finished and is dressed in lead.

Buildings of this era often suffer from inherent defects in their structural design, arising from the extensive use of embedded timbers within their main walls. These timbers can be found in the form of lintels behind brick arches and over window openings, and also as timber bressumers built over bays and larger openings. Timberwork can also be found as bond timbers used within the thickness of a wall to close up the outer face and even up brick coursing as the property was built. All such embedded timbers are susceptible to decay, caused primarily by age and moisture. The examination of embedded structural timbers was not possible, however, we wish to advise you that their likely presence could form a future repairing obligation.

6.6 Damp Proof Course and Sub Floor Ventilation

The original building is likely to have a damp proof course formed from two courses of cross bonded natural slate. This damp course was hidden from view, as render finishes to the front of the building have been taken down to ground level. Taking rendering down to ground level in this manner can lead to bridging damp, as damp can travel up between the brickwork and render. We tested the main walls internally for indications of rising/bridging damp, and none were identified. You should, however, be aware that the internal walls have been panel boarded out (drylined) which restricted our inspection. We recommend that the external rendering is cut back to a level above that of the damp proof course and a bell cast formed. This would help prevent bridging damp occurring in the future.

The lower ground floor accommodation has been extended and developed from its original format, with the kitchen/breakfast room incorporating the building's single storey rear extension, which is of cavity brick construction and will have a damp proof course likely formed from plastic. As with the original building, the damp proof course was hidden from view, but no indications of rising/bridging damp were identified. This is to be expected with any extension of this age, which will have a damp proof course likely formed from plastic which should prove durable.

As all floors at lower ground level are of ground bearing concrete design, there is no requirement for sub-floor ventilation.

6.7 External Joinery, including Windows, Doors and Decorations

The front entrance door at raised ground floor is of panelled timber design, incorporating a half moon fixed window at its head. [redacted] and a letter box. It has a spyhole and two internal catch bolts, and is satisfactory for its purpose.

Access to the rear garden is from the kitchen / breakfast room and aluminium framed double glazed concertina doors. [redacted]. The doors were operating at the time of our inspection. We would comment that as the external terrace is at the same level as these opening doors, there is a possibility that in extreme weather conditions, driven snow or surface water could penetrate beneath the doors, and we draw this possibility to your attention.

The front lower ground floor door providing access to the lower terrace is of panelled timber design with double glazed upper panels, fitted with obscured glass for privacy, with an internal security grille. [redacted], and operated satisfactorily at the time of inspection.

Windows are formed from replacement timber framed double glazed sliding sashes, with fixed security grilles adopted to front and rear windows at lower ground and rear raised ground floor, where it would be possible to obtain direct access from the outside of the building. The fixed grilles provide good security, but would prevent escape in the event of a fire. To bedroom 2 several cracked glass panes were noted, and require replacing.

The sash windows are replacements from the originals. From our discussions with the vendors, they were installed prior to their ownership. You should be aware that windows such as this, installed after April 2002, must have been installed by a contractor who is a member of FENSA (or a similar recognised organisation), which is now a Local Authority requirement. If no certification can be proved to be in existence, then there will be no guarantee as to the quality of the installation work.

We would comment that generally, the sash windows appeared in adequate condition although several were stiff to open and require easing and adjusting. They have security bolts to their frames, which is a sensible security measure, but not all were fitted with bolts or serviceable. We noted that to several sashes, particularly to the upper floor, they have been in removed and should be reinstated. Your insurer's requirements in this respect should be confirmed.

Decorations to the sash windows were generally poor and require renewal. When this work is completed, some areas of rot affected timber are likely to be discovered. All such damaged timber should be cut out and replaced as found necessary.

The single storey rear extension incorporates a fixed glazed roof light that gives natural light to the kitchen and breakfast room. Such fixed panels are known to form a repairing liability as they are susceptible to allowing penetrating damp. No indications of such issues were apparent at the time of our inspection. We cannot, however, provide any warranty as to future performance.

INTERNAL

6.8 Roof Space and Roof Frame

The loft is accessed from an uninsulated hatch to the top floor bedroom landing. It benefits from a dropdown timber ladder.

The roof frame is of timber design, however, our inspection was very restricted due to the presence of plasterboard panelling having been adopted to the undersides of the rafters. There appears to be some provision of insulation provided by fibre quilt, but this does not appear to have been laid to the whole of the roof, and there is no provision to the access hatch. We recommend that further quilt insulation is fitted, to a depth of 350mm / 400mm.

The original frame has been strengthened, with replacement purlins and the frame supported by new intermediary supports incorporating mild steel straps.

We have not completed any calculations, and our view of the frame was very restricted, but it showed no obvious signs of defect.

Roof void

6.9 Ceilings

Ceilings are formed from replacement plasterboard. These modern ceilings showed no obvious signs of defect except where described.

There are shrinkage cracks between their board joints and to the edges to the walls to some rooms. This is a result of minor shrinkage and is not an indication of movement. The hairline cracks simply require filling and repainting.

To the top floor, the ceilings follow the rooflines, but this does not significantly encroach on the usable floor space.

Ceilings incorporate downlighters, which form the main provision of lighting. To several rooms, the downlighters have been damaged, possibly where bulbs have been clumsily replaced in the past. These units require repair.

To the rear breakfast room directly below the boiler storeroom, the ceiling is damp damaged. When tested with an electrical moisture meter, the stains were found to be dry, indicating that this is an old problem. Nevertheless, the ceiling at the very least requires repainting. It is unsightly, and the vendors should be approached for confirmation as to the cause of this damp issue.

Penetrating damp was also identified to the ceiling of the ensuite bathroom to bedroom one. When tested with a moisture meter it was shown to be dry, but further investigations are required to track down the source of this damp.

Damp stain to ensuite bathroom ceiling

Damp stain to breakfast room

6.10 Walls and Partitions

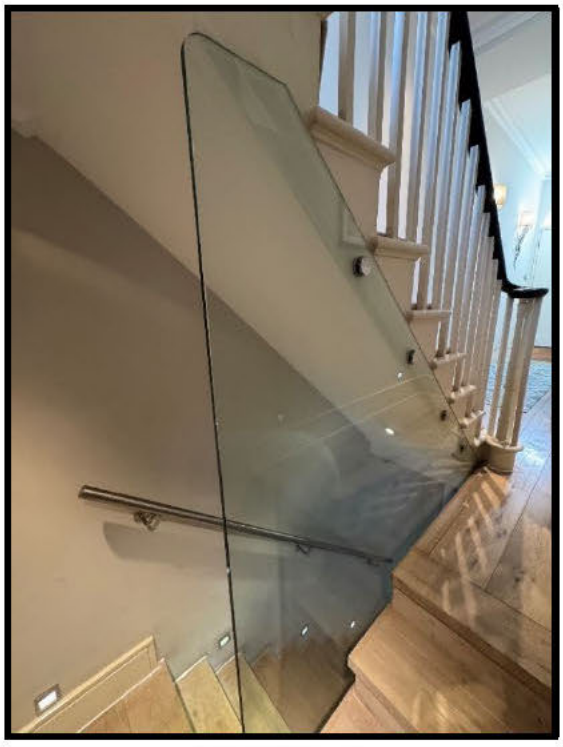
Walls are formed from a combination of brick/block and timber and stud partitioning, with all surfaces plaster and paint finished, with some paper decorations and tiling and tile splashbacks adopted within the bathrooms/cloakrooms. To the kitchen, there is a large panel splashback to the work surfaces.

During our inspection we noted minor hollow and loose plaster to the internal walls. This is not unusual, but if disturbed during any redecoration programme or during the installation of wall fixings, it could become loose and unkeyed and require cutting out and replacing.

To the lower ground floor, walls have been dry lined. This is not unusual, but we are unable to satisfactorily test the adjoining walls for the possibility of rising/bridging damp. Some patch repairs and stained decorations were identified, but these were not found to be suffering moisture or dampness when tested. Redecoration work is required. We cannot exclude the possibility of moisture / damp behind the dry lining.

The building has been extended and developed from its original format. When these works were completed, original loadbearing walls have been at least in part removed. There was no evidence of structural distress to the arch openings, where created, or the adjoining walls. This indicates that the work that has been completed was undertaken to a satisfactory standard, with adequate support. The only way of confirming adequate support would be to open up the structure, and this is not possible within the confines of a pre-purchase investigation.

As a feature, the stairs leading from the raised ground to lower ground floor have reinforced glass panels as a partition, with a fixed Perspex window between the raised ground floor rear hall and the rear living room. These features provide additional natural light to an otherwise dark area of the property.



Glass panels

Where rooms are separated by lightweight stud partitioning only, there is likely to be some noise transmission between the rooms.

To the half landing between first and second floors, there is a fixed safety glass panel providing a feature to the partially removed landing floor, which forms an atrium between the raised ground and second floors.

6.11 Chimney Breasts, Flues and Fireplaces

We are unable to comment as to whether fireplaces will smoke or not as factors such as wind strength and direction can create smoking.

The chimney stacks remain at roof level. It does nevertheless appear that several fireplaces have been removed. This particularly relates to the rear fireplaces to the kitchen / breakfast room, rear raised ground floor living room, bedroom three (rear second floor) and the third floor bathroom. Where chimney breasts have been removed, we assume that remaining masonry has been correctly supported in compliance with current Building Regulations, with steel supports (or the equivalent). It should be confirmed by your Legal Adviser's pre-purchase investigations, that all such works were undertaken in compliance with Building Regulations.

A chimney breast remains to the lower ground floor sitting room. It is, however, hidden from view, behind fitted feature shelving. Disused flues must be vented to help prevent a build up of moisture within their flues. There does not appear to be such provision here, and further comment should be made by a building contractor, and ventilation provided. Given the current arrangement, the chimney breast could be susceptible to moisture damage.

To the raised ground floor front living room, the fireplace is open with a stone surround and log effect gas fire. This open gas fire is fitted within a habitable room and as such, with the size of the flue, we believe it should have permanent external ventilation. There is none, and we recommend that this gas fire is not operated until it has been inspected by a Gas Safe registered heating engineer.

To bedroom one at first floor the fireplace is sealed. Our inspection was very restricted by a double bed that was placed against the chimney breast at the time of inspection. It appears that there is no ventilation, and this should now be provided.

At second floor, it appears the front fireplace is sealed in a similar manner to our comments regarding the bedroom at first floor, and ventilation should now be provided.

At third floor, the front fireplace is again sealed with no ventilation, which must be provided.

Due to the age of the property, it is unlikely that the flues have been correctly lined. If at any stage in the future you consider fitting gas or solid fuel appliances to any of the out of use fireplaces, then we strongly recommend that the flues are lined in order to protect the adjoining brickwork against the corrosive effects of condensed fumes. It should be confirmed that the flue serving the log effect gas fire to the front living room has been lined.

Prior to any use of the chimneys it should be confirmed that their use will comply with the Clean Air Acts.

6.12 Dampness and Condensation

Main walls were tested at lower ground level for rising and penetrating damp, and no significant damp was identified.

Evidence of previous penetrating damp was identified to the ceiling of the breakfast room, and further investigations should be undertaken. However, as previously reported, when tested with an electrical moisture meter, the stains were found to be dry, indicating that this is an old issue.

From our examination we found no evidence of any significant condensation. The risk of condensation can be reduced by maintaining adequate heating and ventilation and thermal insulation.

6.13 Floors

Floors are primarily of suspended timber design, with floors carpeted and tiled. At lower ground level they are formed with ground bearing concrete.

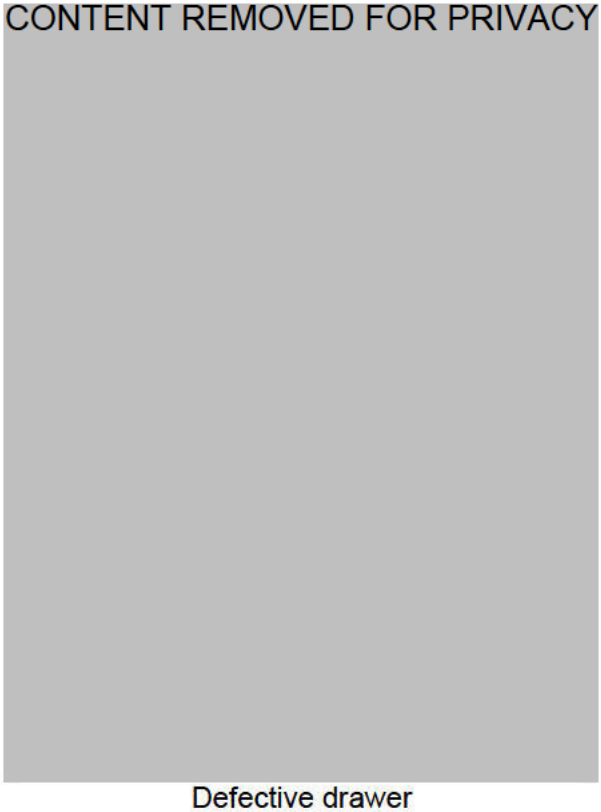
Due to the nature of the floor coverings, our inspection was restricted. Nevertheless, it appears that for the suspended timber floors, floor joists run primarily from front to rear of the building and have been overlaid with timber boards. It is likely that some of the floors will have joists that run parallel to the road frontage.

During our inspection we noted no significant issues with the suspended timber floors. Our inspection was very restricted, but no evidence of any active woodworm infestation was identified. Nevertheless, given the age of the building, we recommend you consider having a timber report completed prior to commitment to purchase to provide further comment in this respect. This is a precautionary measure, however, we do recommend this course of action given our very restricted inspection.

At lower ground floor, the floors are tiled, and as such, we have been unable to inspect the floors which we assume to be of ground bearing concrete design. We are unable to confirm that they have been correctly formed with an adequate damp proof membrane, which is required to prevent moisture rising up into the property and causing decay. There were, however, no indications of such issues occurring at the time of our inspection.

6.14 Internal Joinery and Kitchen Fittings

There are fitted store cupboards to all bedrooms and first and upper landings. Several bedrooms have window boards as a feature. The fitted cupboards to one of the upper bedrooms are defective and should be repaired.



Defective drawer

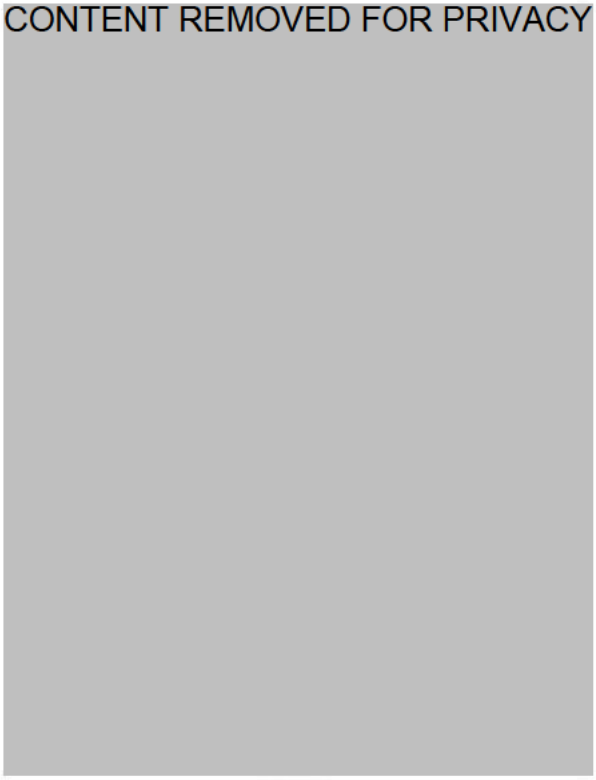
Stairs from lower ground to top floor are of timber design. Our inspection was restricted by close fitting fixed carpets, but they are exposed to the lower floor where they are formed with timber steps that match the flooring adopted at raised ground level.

To the rear raised ground floor, there is a store cupboard housing the hot water tank and gas boiler. Note the floor to this cupboard is damp stained. This is directly above the damp damage to the breakfast room ceiling, indicating an old leak from the adjoining plumbing.

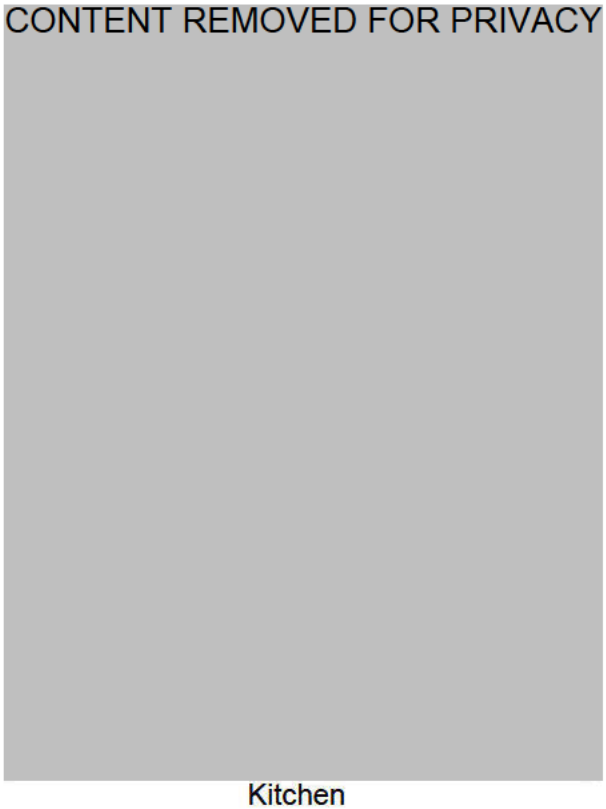
The lower ground floor sitting room has fitted store cupboards, as does the lower ground floor entrance, which also has a utility area that has a stainless steel sink, fitted cupboards and plumbing for a washing machine.

The kitchen is fitted with a good modern range of floor and wall storage units, an electric hob, double oven and fitted fridge freezer. As a feature there is an island work station, which houses the kitchen sink, whilst to the breakfast room there are additional store cupboards which form a feature.

All skirting boards are formed in timber, with doors a combination of panelled timber and sliding panel timber and glass. We cannot confirm that where glass has been adopted it is of safety standard.



Utility



Kitchen

6.15 Decorations

Generally, internal decorations have been maintained to a satisfactory standard. Some upgrading and repair would be beneficial, particularly to the lower ground floor. We draw your attention to the damp stained ceilings of the breakfast room and ensuite bathroom.

6.16 Common Parts and Cellars

None to property.

6.17 Thermal Insulation

Provision of insulation within the roof void (where inspected) is inadequate, and requires increasing. We are unable to comment as to the provision within the flat roofs, but it is unlikely to comply with current Building Regulations. Further insulation should be at least provided to the main roof void.

The property has replacement double glazed sliding sashes, which will be more efficient than conventional single glazing, but are unlikely to meet the most up to date standards.

We understand the property has an energy efficiency rating of E54.

7. SERVICES

As confirmed in our Terms & Conditions, we are not qualified to give you any detailed reports on the services that are connected to this property and must emphasise that no formal tests have been dealt with. We have of course carried out visual checks and will comment as appropriate below, but if you require a detailed report or assurances as to the quality and condition of any of the services, further separate specialist inspection(s) will need to be commissioned. Obviously, the choice of specialist(s) will be a matter for you, but they should be properly qualified in their field and should hold membership of an appropriate professional body. Your appointed specialist(s) will be able to guide you on any costs that may be necessary to bring the installation(s) into a proper state**.**

7.1 Electricity

The property is connected to the mains electricity supply with the meter and fuses located within the front entrance at lower ground floor.

No test to the electrical installation has been completed. Should you require confirmation as to their condition, you must obtain a report from a NICEIC registered electrical contractor prior to commitment to purchase.

Given that electrical installations to this property are quite complex, if there is no up to date service record, then an electrical test should be obtained.

7.2 Gas

The gas supply is from the mains service with a meter in a store cupboard to the lower ground entrance. No specific tests to either the gas supply system nor any of the gas appliances were carried out and we are not competent to judge their safety. It is obviously very important for all appliances to be in good working order and that they comply with current regulations, as leaking fumes can be fatal. It is also very important that the gas supply system and all appliances are regularly serviced and it should be confirmed when this was last carried out. If no satisfactory service history is available, then we would recommend that a Gas Safe registered installer should be employed to check and service all fittings and appliances prior to exchange of contracts. You should also note that it is now against the law for anyone other than a Gas Safe registered installer to undertake any installation or alteration work.

7.3 Plumbing and Cold Water

As the incoming water main is run below ground level, we are not able to confirm its material or make any comment regarding its route or condition. All visible pipework is of PVC and copper tubing.

In this particular property, there are no cold water storage tanks, and the cold taps appear to be taken directly from the mains service. Although a common method of piping, you must accept that water pressure can be adversely affected if several taps are in operation at the same time. In the event of a mains water failure, will be without a cold water supply.

There is a water stopcock and meter to the front public footpath, which we believe serves this property. We could not identify an internal stop valve. For a system to be maintained and turned off in an emergency, it requires both internal and external valves. The vendors should confirm the location of the internal valve, and that the external valve and the water meter are as reported.

7.4 Heating and Hot Water

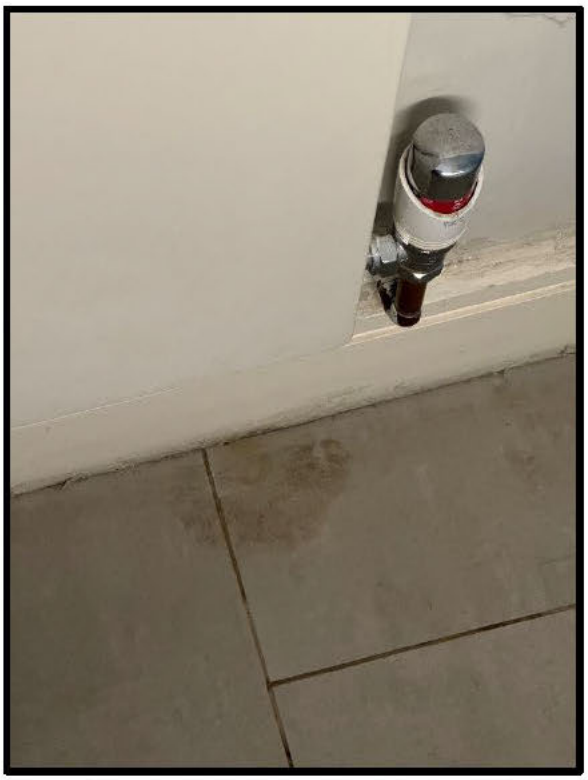
Hot water and central heating are taken from a Vaillant gas boiler and factory insulated hot water tank, with pressure vessel, both of which are located within the store cupboard to the rear raised ground floor half landing. This boiler store also includes the control panels.

The central heating system operates from panel radiators and chrome towel rails adopted to the bathrooms. Radiators have independent thermic control valves, which will enhance efficiency.

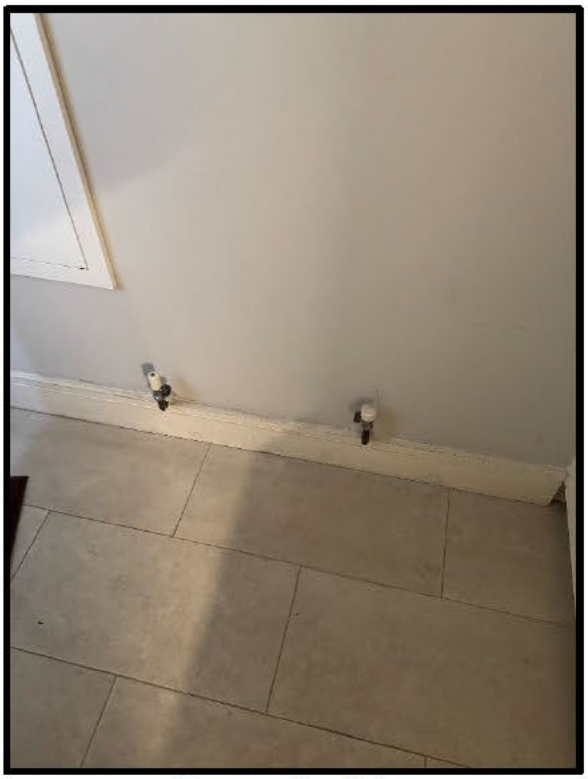
You will note that at low level to the rooms, there are control panels for underfloor electric heating. As with the panel radiator and boiler system, this system has not been tested or inspected.

We recommend that if there is no up to date service record for the systems, they are inspected by a heating engineer prior to commitment to purchase.

We noted radiators have been removed and where some have previously leaked.



Radiator showing indications of leakage believed to be an old issue but should be monitored



Removed radiator

7.5 Sanitary Fittings

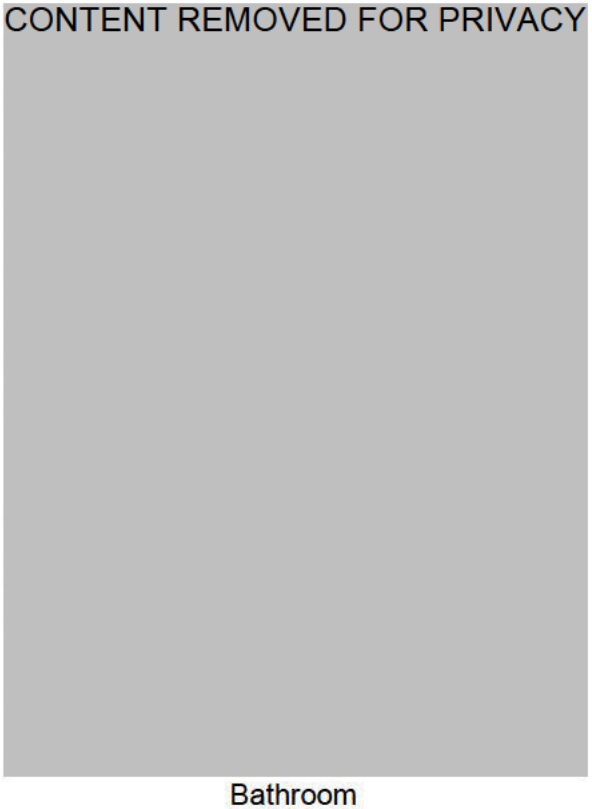
The lower ground floor front cloakroom is fitted with a low level WC and wall mounted vanity wash hand basin. Although there is natural ventilation, there is a mechanical vent that operates from the light switch, although there is no timer.

The en suite bathroom to bedroom one is part tiled, with a white suite comprising a vanity wash hand basin, low level WC, fitted bath with mixer tap and shower attachment, walk-in shower cubicle and bidet. There is a mechanical vent but it was not operated during our inspection.

The first floor bathroom is fully tiled, with a white suite comprising a fitted bath with mixer tap and shower attachment, low level WC and wall mounted wash hand basin. The fitments were operating at the time of our inspection. There is a mechanical vent, but this was not operated at the time of our inspection.

The top floor bathroom has a white suite with a vanity wash hand basin, fitted bath with mixer tap and shower attachment, walk-in shower cubicle and low level WC. There is a mechanical vent, but also natural lighting. The vent was operated at the time of our inspection. The bathroom has fitted store cupboards.

Fitments to all bathrooms and cloakrooms were operating at the time of our inspection.



Bathroom

7.6 Drainage

The above ground waste pipes are conventionally detailed and functional for their purpose. There is a rear soil vent pipe with a balloon fitted at its head.

There is a manhole cover to the front lower terrace, but this is double sealed and could not be lifted. Given the age of the building, we strongly recommend that you obtain a drains test prior to commitment to purchase, to confirm their condition.

As you will no doubt appreciate, the current bathroom, kitchen and WC arrangements are quite different from those that would have existed in the past. In order to take waste water from the current fittings, it would have been necessary to extend and rearrange earlier fittings. As a result, the current routes will have been revised, may be temperamental, and a degree of ongoing cleaning out and maintenance may be required.

7.7 Other

The property has a burglar alarm, with smoke detectors also installed.

It is beyond the scope of this report to test or comment further on these fitments and we recommend that the vendors are approached for confirmation as to their service record, and whether they are subject to rental agreements.

8. THE SITE

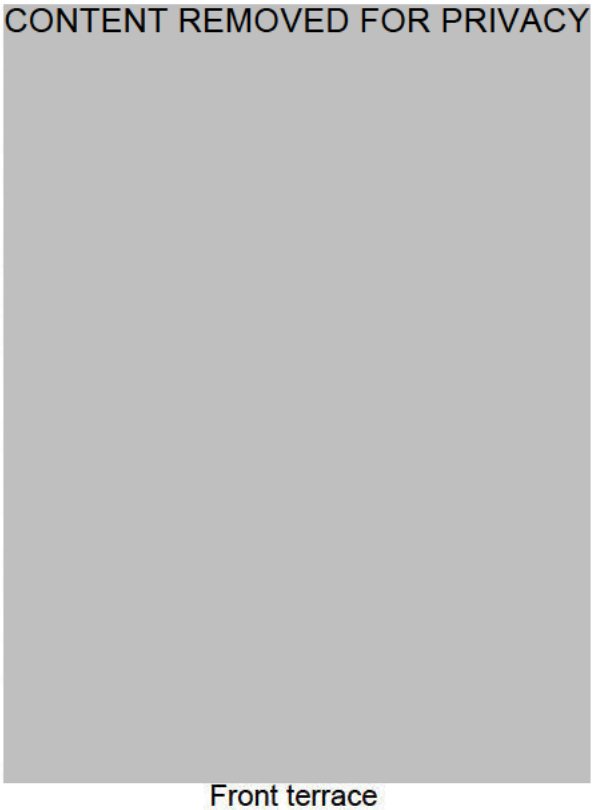
8.1 Garage and Outbuildings

None to the property.

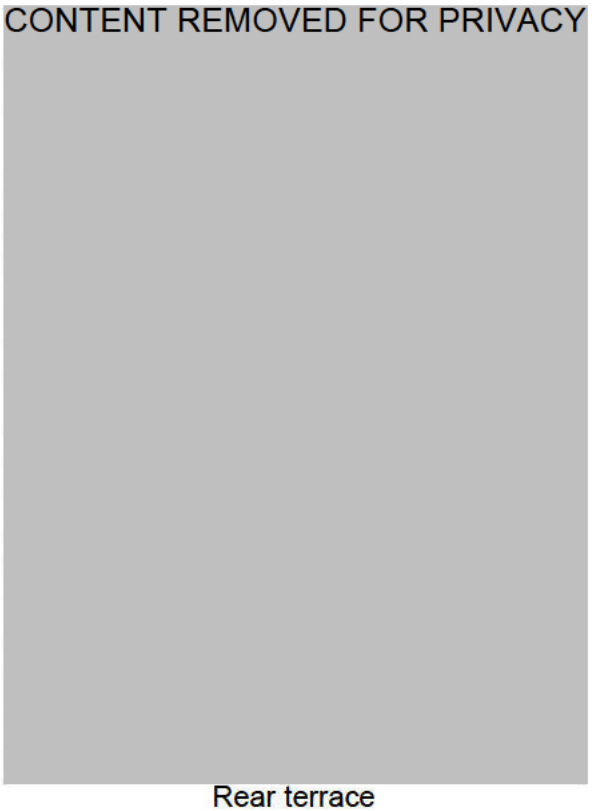
8.2 Gardens and Boundaries

The site is rectangular in shape. The rear garden is laid out with stepped terracing at ground and lower ground floor level, with tiles and timber decking. Rear boundaries are formed from high brick walling. Ownership and maintenance of these boundary walls should be established. Several were completely hidden from view by creeper growth, and we are unable to comment on the condition of these hidden areas.

The front terrace is laid to flagstones similar to the rear terrace, with wrought iron boundary railings. There are stone/concrete steps leading up to the raised ground floor main entrance. The lower terrace is finished in a similar manner to the upper terrace.



Front terrace



Rear terrace

9. ENVIRONMENTAL MATTERS

We are not aware of the contents of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. In undertaking our work, we have assumed that no contaminative or potentially contaminative uses have ever been carried out on the property. We have not carried out any investigation into past or present uses of either the property or any neighbouring land to establish whether there is any potential contamination from these uses or sites to the subject property and have therefore assumed that none exists. Should it however be established subsequently that contamination exists at the property or on any neighbouring land or that the premises have been or are being put to a contaminative use, this might reduce the values now reported.

From our investigations of the Environment Agency website, we understand that this area has a high risk of flooding from surface water and a very low risk from rivers and the sea. Your Legal Adviser can explain in more detail the consequences of flood risk.

10. MATTERS FOR YOUR LEGAL ADVISER

10.1 Planning and Building Regulations

No specific searches have been made and we are unaware of any town planning proposals, redevelopment schemes, statutory, mining or environmental matters likely to affect the property adversely. It is however essential that your Legal Adviser makes the usual written pre-contract enquiries of the appropriate authorities.

The building has a single storey rear extension, and appears to have had an extension to the rear four storey projection. It must be confirmed that the building was developed to its present format in compliance with Building Regulations and Planning Consent.

10.2 Roads

[redacted] is made up and adopted by the local Highways Authority.

10.3 Guarantees and any Other Matters

We are not aware of any guarantees or warranties that may be transferred to you as a third party, but enquiries should be made in relation to windows, as to whether they have the necessary certification. It is likely that damp proofing works have been undertaken to the property, and it is possible that there are guarantees/warranties in existence. This should be investigated by your Legal Adviser and any guarantees transferred to you if possible.

11. SUMMARY & REPAIRS

Summary

The subject property forms a mid terraced five storey house, maintained to a generally good standard, requiring minor upgrading and repairs. It is located in a desirable location within the Ten Acre Estate and the Sloane Stanley Conservation Area.

Repairs

We have set out in this Report details of various defects, some of which can be dealt with during the course of normal maintenance, but others requiring immediate attention are as follows: -

1. We recommend that a timber report is obtained prior to commitment to purchase.

2. You should obtain a drains test prior to commitment to purchase.

3. Your Legal Advisers should complete further investigations to confirm if the removed chimney breasts comply with Building Regulations and Planning Consent.

4. An external redecoration programme is required.

5. Evidence of water leakage and penetrating damp has been noted to the breakfast room and en suite bathroom to bedroom one. Further investigations and repairs should be completed.

6. We recommend a NICEIC registered electrical contractor's report is obtained prior to commitment to purchase.

7. Further provision of insulation is required within roof voids.

8. Cracked panes of glass, where identified, should be replaced.

9. A gas safe registered heating engineer's report is required

It is essential that competitive estimates are obtained in respect of all repairs listed in this Report and remedial work revealed by further investigations, before exchange of contracts, so that you are fully aware of your liability before proceeding. Your attention has been drawn to matters which require further investigation and you must accept risk for any areas which are not investigated as recommended.

It should be borne in mind that when the structure is opened up for repairs, additional defects may be found and furthermore, as previously mentioned; no liability can be accepted for any deterioration in the property's condition after this date.

This report must, however, be read as a whole and although we have stressed certain items which we consider to be essential repairs, other items mentioned in the report must not be ignored.

We must advise you, however, that should you decide to exchange contracts without obtaining estimates and without waiting for responses from your legal advisers with regard to matters raised in this Report, you have to accept the risk of adverse matters that may come to light and result in a need for expenditure.

There may also be other matters of a personal choice which will involve expenditure in the future and these should be borne in mind as you consider whether or not to buy this property.

12. MARKET VALUATION

The market Value of the property is [redacted]. We recommend that competitive estimates are obtained for the various repairs reported. This is to ensure that you are fully aware of your liabilities before proceeding. It may be possible to use this information to negotiate a reduction in the agreed purchase price. The date of inspection is the date of the valuation.

Market Value is defined as follows:

The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

12.1 Comparable Evidence

1. [redacted]. A mid terraced five storey house, arranged with five bedrooms, three bathrooms, two/three living rooms and a kitchen dining room, measuring 2,680 sq. ft., sold in July 2024 for £5,200,000 which equates to £1,940 per sq. ft. The property is understood to have been in good condition,

2. [redacted]. A mid terraced five storey house, arranged with five bedrooms, two bathrooms, three reception rooms and a kitchen breakfast room, measuring 3,062 sq. ft., sold in average condition in August 2024 for £4,050,000, which equates to £1,323 per sq. ft.

3. [redacted]. A mid terraced four storey house, arranged with five bedrooms, three bathrooms, two/three reception rooms and a kitchen breakfast room, measuring 2,412 sq. ft., sold in average condition in October 2024 for £3,680,000, equating to £1,526 per sq. ft.

12.2 Analysis

The subject property forms a good sized mid terraced five storey house, maintained to a good standard, and measuring 2,430 sq. ft. The property is located in a desirable road, where there is satisfactory demand. We consider that the agreed purchase price of [redacted], which equates to [redacted] per sq. ft. is a is a satisfactory reflection of current Market Values, given the above evidence.

13. INSURANCE COVER / REINSTATEMENT COST

You have sought from us an indication for insurance purposes of the current reinstatement cost of the property in its present form. This we are pleased to provide below, but is given solely as a guide. A formal estimate for insurance purposes can only be given by a Quantity Surveyor or other person with sufficient current experience of replacement costs. We confirm that the property has not been inspected by such a person, and therefore the cost estimate below is provided without liability, and for guidance purposes only.

We estimate that the current costs of reinstating the property in its present form is: **£815,000 (Eight hundred and fifteen thousand pounds).**

This is in accordance with the AIB/BCIS House Rebuilding Index. The external area of the property is approximately 253 sq. m as measured under the International Property Measurement Standards: Residential Buildings. This floor area does not include outbuildings unless they are integral.

14. LIMITATIONS

We would advise you that this report is made and is deemed to be accepted on the understanding it is based on the following assumptions: -

We inspected the property whilst it was fully occupied and furnished with all floors covered by and no searches have been made for hidden defects except where specifically stated.

We remind you that we have not inspected parts of the property which were covered, unexposed or inaccessible, or which could not be inspected without removing carpets or fittings. We are unable to report that such parts are free from rot or beetle infestation and we would add that the absence of flight holes to accessible timbers does not necessarily mean that there is no infestation as beetles could be present within. We can therefore accept no responsibility for any defects that were hidden at the time of our inspection.

Unless otherwise expressly stated in the report we assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. Asbestos has historically been commonly used in buildings as it has a number of valuable properties and only presents a health hazard in situations where it has been damaged and fibres become airborne and are inhaled. The cost of removal of asbestos from properties can be extremely expensive. From our superficial examination the use of asbestos was not immediately apparent, although obviously we cannot comment on covered, unexposed or inaccessible areas and are therefore unable to confirm as to whether asbestos has been used somewhere in the property. If you require more information or a more detailed investigation then we would recommend you contact the Environmental Health Officer at the Local Authority.

Liability for opinions expressed in this report are restricted to you as the instructing client and are not extended to any third party who may become acquainted with its contents without our prior knowledge or consent, copyright observed.

Neither whole nor any part of this report or any reference to it may be included now, or at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without our written approval of the form and content in which it may appear.

RICHARD TAYLOR, BSc (Hons) MRICS
RICS Diploma Number: 0080878

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