

## 2 Financial Details *Part 1 Real Property and Personal Assets*

2.1 Complete this section in respect of the family home (the last family home occupied by you and your spouse/civil partner) if it remains unsold.

Documentation required for attachment to this section:

- a) A copy of any valuation of the property obtained within the last six months. If you cannot provide this document, please give your own realistic estimate of the current market value
- b) A recent mortgage statement confirming the sum outstanding on each mortgage

Property name and address	297 Cannon Hill Lane London SW20 9DB
Land Registry title number	SY8735
Mortgage company name(s) and address(es) and account number(s)	The Woolwich PO Box 8575 Leicester LE18 9AW Account Number: 91-221-48985 & 97-062-05192
Type of mortgage	Repayment
Details of who owns the property and the extent of your legal and beneficial interest in it (i.e. state if it is owned by you solely or jointly owned with your spouse/civil partner or with others)	Owned solely by the Wife
If you consider that the legal ownership as recorded at the Land Registry does not reflect the true position, state why	
Current market value of the property	£480,000
Balance outstanding on any mortgage(s)	£97,506.57
If a sale at this stage would result in penalties payable under the mortgage, state amount	TBC
Estimate the costs of sale of the property	£14,400
Total equity in the property (i.e. market value less outstanding mortgage(s), penalties if any and the costs of sale)	£368,093.43
<b>TOTAL value of your interest in the family home:</b>	
Total A <span style="border: 1px solid black; padding: 2px;">£ 368,093.43</span>	

B(5)4

File 2.

1st March 2008

Mrs Y Lymberakou  
297 Cannon Hill Lane  
London  
SW20 9DB

## Residential Sales

55 Wimbledon Hill Road  
London SW19 7QW

T: 0208 605 2900

F: 0208 605 2901

E: Wimbledon@foxtons.co.uk

Foxtons.co.uk

Dear Mrs Lymberakou

**Re: 297 Cannon Hill Lane, London, SW20 9DB**

Further to our recent meeting I am writing to thank you for considering Foxtons to act as your agents in the sale of the above property and to confirm our conversation.

### Recommended Asking Price

Having fully considered the local market activity and taken into account all aspects of your property, together with its general condition and the location, we would recommend that the property be placed on the market for sale at an asking price of between £480,000 and £499,950 (Four Hundred and Ninety Nine Thousand Nine Hundred and Fifty Pounds).

### Free Home Information Pack (HIP)

In order to ensure that the process of selling your home remains as smooth as possible, Foxtons will take care of organising your legally required HIP and will also cover the cost, saving you £300 – all you need to do is instruct Foxtons as your sole agent for 12 weeks. The HIP will contain a selection of documents including local searches, a statement of sale, evidence of title and an Energy Performance Certificate. If you are the owner of a leasehold property, we will write to you separately to request some simple documents that you will need to obtain from your Managing Agent. However, if you are the owner of a freehold property, no additional documentation is required. Please be aware that in order to market your property you will need to allow access to a certified EPC assessor, who will contact you separately to make an appointment to visit your property. Failure to do so will result in a delay in marketing your property.

### Marketing

At Foxtons, we are renowned for our comprehensive marketing initiatives and our ability to achieve rapid results. The appropriate presentation and marketing of your property is fundamental to a successful result and of paramount importance in achieving the best possible price. We take immense pride in ensuring that every property is presented in the best-possible light and placed in the appropriate media quickly and efficiently. Our unique in-house team of Protographers (Professional Property Processors) compiles each piece of information to comprehensively display your property both on and off-line within days, at no cost to you.



### **Foxtons Fresh: an exclusive preview**

Our Foxtons Fresh programme is one of the ways we launch properties onto the market. For suitable properties the launch starts with an exclusive Preview event. To maximise the exposure of these Previews we conduct an email and SMS marketing campaign to every appropriate Foxtons buyer. The buyers attending the Preview are carefully chosen by Foxtons in order to maximise the opportunity to achieve a sale from the Preview event itself. We also promote Fresh launches in the Evening Standard, Homes & Property section on a Wednesday as well as including them in a specialist Fresh section on our website, Foxtons.co.uk.

- **Foxtons.co.uk – our award-winning website**

Foxtons.co.uk is one of our strongest advertising tools and is one of the most visited property websites in the UK, generating thousands of quality enquiries every month. Your property will appear on our website complete with the following: multiple colour photographs and slide show, 360° virtual tour, floorplans (if appropriate), detailed location map, aerial view, comprehensive local information and a full colour printable brochure. The site is uncomplicated in design, easy to use and is widely advertised.

- **Mailing List**

Due to our expertise in marketing, we are able to generate an enormous number of buyers and tenants. Initial contact will be made with them via the telephone, email and SMS; however, they will usually be mailed the colour brochure of your property or advised that it can be quickly downloaded from our website.

- **Text message (SMS) and email alerts**

We invest in cutting edge technology, ensuring our clients benefit from the most innovative developments. As soon as we list and process your property, details are instantly transmitted via SMS and email to everyone on our database with a matching search criteria.-

- **Advertising**

We regularly advertise in a variety of media. In addition, we have an active PR department and Foxtons properties are regularly mentioned in both the local and national press. If appropriate, we will release details of your property and attempt to gain editorial PR whenever possible, with your consent.

- **Area Magazine**

Your property will feature in our monthly publication, *area* magazine, which seamlessly blends traditional property listings with superb editorial features, including the latest trends in interior design and expert advice from Foxtons managers. With a collective circulation of around one million copies a month, *area* reaches a huge number of people and with local information provided by *Time Out*, the magazine becomes a stylish publication to keep and, more importantly, a superb vehicle to market your property.

- **First Class Service**

To achieve the results you should expect requires agents who are motivated, hard-working and committed to delivering. Not only do we pride ourselves on our highly trained staff but we are also open for business at times convenient to our customers. Our phone lines are open 8am – 8pm seven days a week and all our offices are open 9am to 8pm Monday to Friday and 9am – 5pm Saturdays, Sundays and Bank Holidays. This allows us to show your property to the maximum amount of interested customers in the shortest timescale possible.

B (5) 31



### **Fees**

As your sole agents our fees will be 2.25% of the achieved sale price plus VAT. On a multiple agency basis our fees will be 3.00% of the achieved sale price plus VAT. Our Terms and Conditions are printed on the reverse and should be read in conjunction with this letter.

### **Rental Option**

You may, as an alternative to selling, wish to consider renting your property, either on a long term or short term basis. Our long term letting departments are based at each office and let properties for periods in excess of six months, whilst many of our offices have a short let department which let property from a few weeks to six months. Should this be of interest to you please do not hesitate to call our office for a free rental appraisal.

Finally, we must emphasize that this letter is advice prior to sale and should not be construed as a valuation for any purpose.

Thank you once again for considering us to act on your behalf. I hope that having read this letter you have gained an insight into the excellent service we can offer and we look forward to receiving your instruction.

Yours sincerely

**Joseph Davies**

**Sales Valuer**

**Direct line 020 8605 2909**

**E-mail [joseph.davies@foxtons.co.uk](mailto:joseph.davies@foxtons.co.uk)**

B (5) 32

## 2. Financial Details E form of P.L.

Current values of P. Lyuberkon  
as stated in E form £33,423.21.

(Bundle Page B(5) 19  
of hearing of 8/10/2009)

Foxtons Valuation  
see Bundle of 8/10/2009  
Pages B(5) 30

£499,950



Abbey National plc  
 P.O. Box 2185  
 21 Prescott Street  
 London E1 8RW

3160

09-02-01

Date 13MAY94

Pay	Only	Amount
CONRATHE CHIVERS BROWN SOL		£ **5400 00

Amount of pounds in words					
Hundred Thousands	Ten Thousands	Thousands	Hundreds	Tens	Units
ZERO	ZERO	FIVE	FOUR	ZERO	ZERO

Per Pro Abbey National plc

*[Signature]*

Account Payee

TOOTING BRANCH

⑈ 351710⑈ 0900201⑈ 00457008⑈

Also Paid £9,800

Total

15,200.

Mortgage 48

316d

PURCHASE STATEMENT

CLIENT : Mrs. P. Lymberakou  
 VENDOR : Mrs. D.K. Mayle  
 PROPERTY : 297 Cannon Hill Lane, Raynes Park, London, S.W.20.

DATE: 5.7.94  
 COMPLETION DATE: 18.7.94

Purchase Price £108,800.00

ADD

Stamp Duty £ 1,088.00  
 Land Registry fees £ 260.00

CONRATHE CHIVERS BROWN costs, V.A.T. and petty disbursements as shown below

£ 558.25	£ 1,906.25
<hr/>	
	£110,706.25


DEDUCT

Net Mortgage Advance	£48,000.00	
Deposit Paid	£ 5,400.00	£ 53,400.00
<hr/>		
Balance payable		£ 57,306.25



Abbey National plc  
 P.O. Box 2185  
 21 Prescott Street  
 London E1 8RW

Date 07 JUL 94

Pay						Only	Amount
CONRATHE CHIVERS BROWN							£ *57306 2
Amount of pounds in words						Per Pro Abbey National	
Hundred Thousands	Ten Thousands	Thousands	Hundreds	Tens	Units		
ZERO	FIVE	SEVEN	THREE	ZERO	SIX		
Pence as in figures						Account Payee	
TOOTING BRANCH							

⑈639127⑈ 09⑈0201⑈ 00457008⑈

317b

E Norman  
" Rossllyn "  
249 Brighton Road  
Belmont, Sutton  
Surrey  
SM2 5ST

To Whom it May Concern

June 2008

Dear Sirs,

Re: Building Works to Cannon Hill Lane.

I can confirm that I was the building contractor who was employed by Mr John Dragonas in June 1994 to renovate 297 Cannon Hill Lane SW20 9DB.

The work was carried out over a three month period at a cost to Mr John Dragonas of £40,000. This was paid by cash in weekly deposits by Mr John Dragonas, circa £3,000 per week this was to cover the cost of materials, labour and plant hire.

The cash basis payment was arranged to enable the cost to be kept to a minimum to Mr John Dragonas and by doing so no written receipts were issued.

Yours sincerely



Mr Edward Norman

