



ALEXANDER SCOTLAND
CHARTERED SURVEYORS

SCHEDULE OF CONDITION

RELATING TO;

184 FORDWYCH ROAD,

KILBURN,

LONDON

NW2 3NX



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INSTRUCTIONS

To prepare an internal record of the schedule of condition of the surface of the neighbouring party wall. This schedule will be cross referenced to the photographs.

CAVEATS

We have not inspected woodwork or other parts of the structure which are covered, unexposed or inaccessible. We have obtained access to the main house but denied access to the rear single storey extension next to the party wall in the main house. We have not arranged for any investigation to be carried out to determine whether or not high alumina cement concrete or calcium chloride additive or any other hazardous or deleterious material has been used in the construction of this property, or has since been incorporated, and we are therefore unable to report that the property is free from risk in this respect. For the purpose of this report we have assumed that such investigation would not disclose the presence of any such material to any significant degree.

This report is confidential to the client for the specific purpose to which it refers. It may be disclosed to other professional advisers assisting the client in respect of that purpose but the client shall not disclose the report to any other person, he shall not publish in any way the whole or any part of the report and no responsibility is accepted by Alexander Scotland Surveyors, to any third party in respect of it.

No indications of past or present contaminative land uses were noted during our inspection. Our inspection was only of a limited visual nature and we cannot give any assurances that previous uses on the site or in the surrounding areas have not contaminated sub-soils or ground waters. In the event of contamination being discovered further specialist advice should be obtained and this may have an adverse effect upon our report.

We have not commented on the condition of any services within the property including electrical wiring, plumbing or heating systems. We would recommend that these are checked by suitably qualified contractors prior to completion of the lease.



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We have not commented as to any asbestos within the building and would recommend that the Customer obtain an Asbestos Management Report prior to completion of the lease.

We have made inspections of the roof structure, roof coverings and rainwater gutters and downspouts from ground level and roof level. We have not commented on the property in respect of the Disability Discrimination Act and would recommend that further advice be sought from a specialist ideally prior to completion of the lease.

ASSUMPTIONS

In preparing this report, unless otherwise stated, the following assumptions have been made which we shall be under no duty to verify:

- a) That no deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated;
- b) That good title can be shown and that the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing;
- c) That the property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the property, nor its condition, nor its use, nor its intended use, is or will be unlawful;
- d) That an inspection of those parts that have not been inspected would neither reveal material defects nor cause the surveyor to alter the report materially;
- e) Unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the property and that there is no potential for contamination of the subject property from past or present uses of the property or from any neighbouring property;
- f) That the proposed lease will be fully repairing and insuring in nature;
- g) That all directions given throughout this report assumes that the property is looked at from the front car park facing the front elevation of the offices.



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DESCRIPTION

The subject property known as 184 Fordwych Road, Kilburn, London NW2 3NX is a period end-of terrace building with a residential street. The building is 2 storey.

Internally the ground floor has been arranged as a self-contained flat with a further self-contained flat on the first floor. There is a front communal hallway to the flats on the ground floor. There is a small yard to the rear of the property which provides means of escape in case of fire to an adjoining property.

LOCATION

The subject property is located in Kilburn which is in Borough of Brent. The property is located in a quiet street off the A5 Edgware Road.

CONSTRUCTION

The building appears to date from around 1900's and is traditionally constructed with solid masonry brickwork and internal supporting masonry walls. There are suspended timber floors to the ground and first floors. The roof is traditionally constructed with a pitched roof and covering.



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LOCATION	ELEMENT	DISCRIPTION	CONDITION	COST (£)
INTERNAL				
Communal Entrance Hallway	Party Wall	Painted Lining Paper with painted timber dado rail painted timber skirting.	The edges of the lining paper have lifted slightly up to about 1 - to 10mm. There is no evidence of any obvious cracks. The surface of the lining paper appears un-even with some minor bulges approx. 20-50mm.	N/A
Ground Floor Flat				
TV Room	Party Wall	Painted Wood Chip Lining Paper with painted skirting. A large central floor cabinet and floor units. There is a painted timber conduit to the left side of the party wall.	The decorated wall surfaces appear to be slightly patchy with a number of nail marks and minor areas of slightly lifting lining paper. There is no evidence of any obvious cracks.	N/A
First Floor Flat				
Rear Bedroom	Party Wall	Painted Lining Paper with painted timber skirting.	The decorated surface appears even with no obvious areas of blown plaster or cracking. There is lump of plaster approx. 1.5m from the left wall of the bedroom.	N/A
Hallway/Landing	Party Wall	Painted Lining Paper with painted timber skirting. Painted lining paper to timber conduit	The surface of the lining paper appears to be decorated evenly but there are some minor bulges below the lining paper.	N/A



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LOCATION	ELEMENT	DISCRIPTION	CONDITION	COST (£)
First Floor Flat				
Hallway/Landing				
	Party Wall	Painted timber wardrobe with painted lining paper to wall with numerous coat hooks. Hot water tank	The cupboard is full of the owner's belongings, but where the wall is obvious appears to be in good order with no obvious cracks or blown plaster.	N/A
First Floor				
Front Bathroom	Party Wall	Ceramic tiles approximately 1.8m above the floor level with painted woodchip lining paper above and a period plaster coving.	The ceramic tiles appear to be generally unevenly laid but there don't appear to be any obvious cracked or loose tiles. There is an area of bulging plaster below the plaster coving to the left side of the party wall, next to the external wall.	N/A



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APPENDIX A:

PHOTOGRAPHS



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Large Wardrobe to centre of the rear Ground Floor Reception



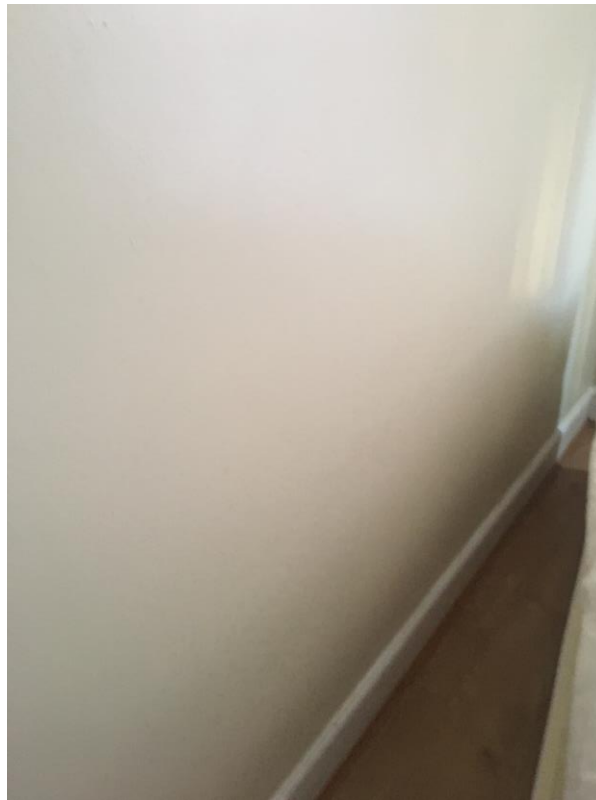
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Slightly blotchy paint but no obvious cracks to ground floor rear reception



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Even plaster finish no obvious cracks behind bed in first floor bedroom



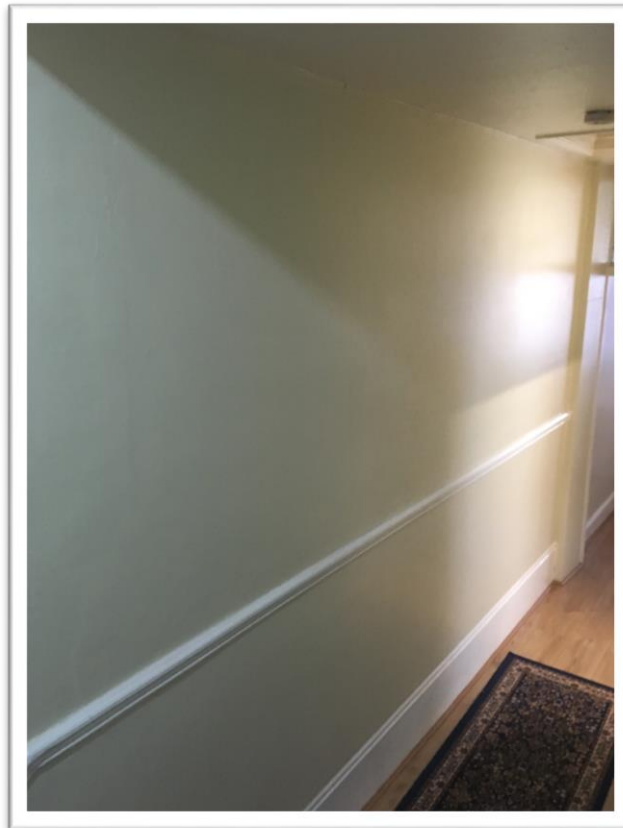
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Wall to rear bedroom appears in fair condition



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Hall Landing on First Floor



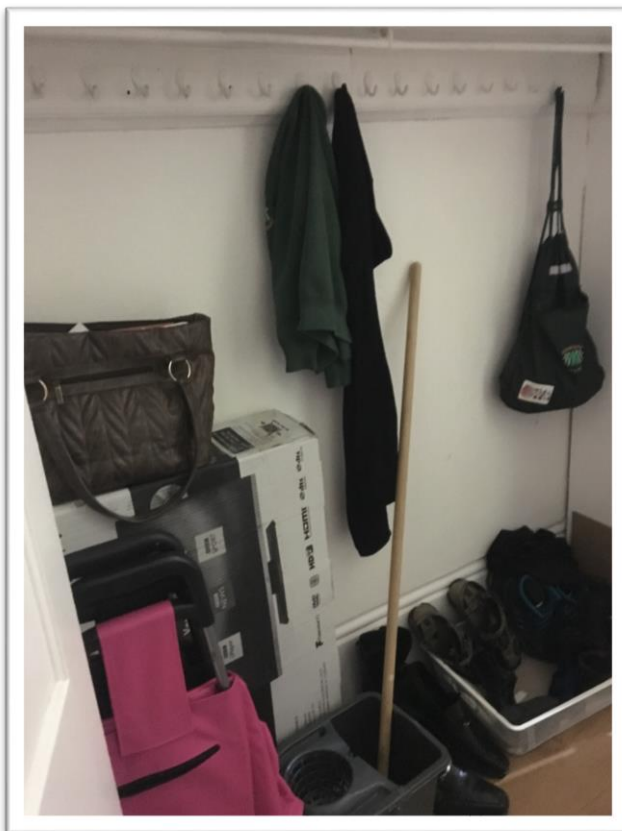
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Wardrobes to First Floor Landing



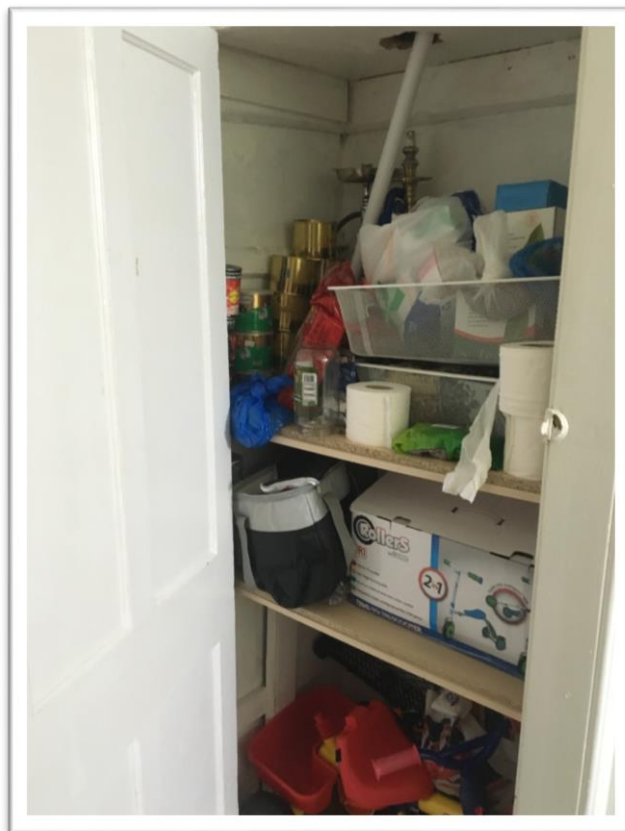
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Inside Wardrobe on First Floor Landing



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Limited View inside Small Wardrobe with water tank above



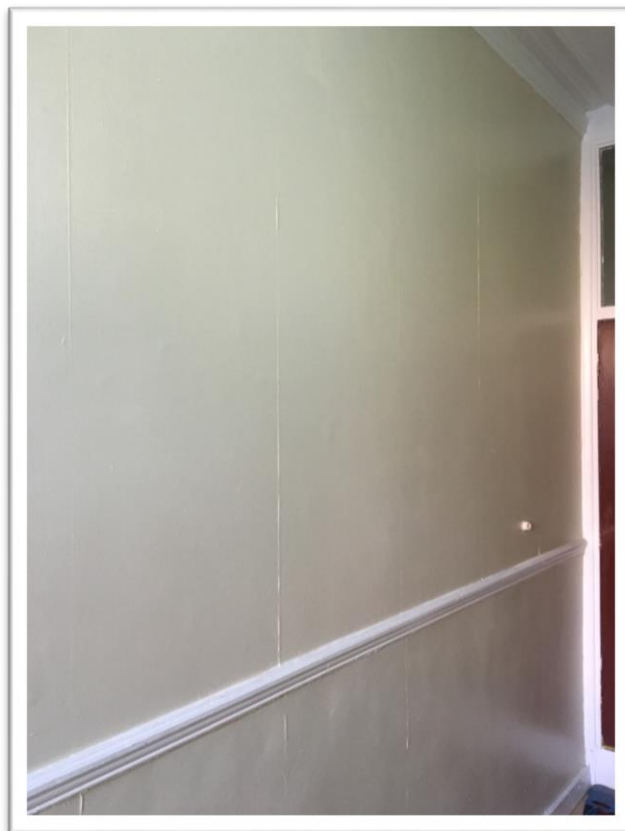
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Bathroom wall on First Floor appears in fair condition



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Communal Entrance Hallway on Ground Floor



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Communal Entrance Hall in fair condition with no obvious cracks