

# COMPLETE PROPERTY DATA REPORT

Comprehensive Extraction & Analysis

## Unknown Building

Units	0
Leaseholders	0
Annual Budget	£0
Outstanding Balance	£0.00
Compliance Rate	0.0%
Lease Documents	265

Generated: October 15, 2025  
Extraction Version: 6.0  
Data Quality: Production

## ■ EXECUTIVE SUMMARY

PROPERTY OVERVIEW	VALUE	FINANCIAL OVERVIEW	VALUE
Total Units	0	Annual Service Charge	£0
Total Leaseholders	0	Budget Line Items	0
Building Height	0m	Outstanding Balances	£0.00
Construction Era	N/A	Insurance Premiums	£20,140/year

COMPLIANCE & LEGAL	VALUE	CONTRACTS & SERVICES	VALUE
Compliance Rate	0.0%	Maintenance Contracts	0
Current Compliance	0	Service Schedules	6 services
Lease Documents	265	Contractors	4
Lease Clauses Extracted	16 clauses	Major Works Projects	0

## ■ BUILDING PROFILE & CHARACTERISTICS

Basic Information	
Building Name	
Full Address	
Postcode	
City	London
Physical Characteristics	
Construction Type	N/A
Construction Era	
Number of Units	0
Number of Floors	0
Building Height	0 meters
Number of Blocks	1
Services & Systems	
Lifts	None
Communal Heating	Yes (Quotehedge)
Gas Supply	Yes
Regulatory	
BSA Status	Not BSA
BSA Registration Required	No

## ■ UNITS & LEASEHOLDERS - DETAILED BREAKDOWN

Unit	Leaseholder	Contact	Apport %	Balance
A1	Vacant	Ethlope Property Ltd Acting by...	0.00%	£0.00
A2	Vacant	Pimlico Place - Flat A2, 28 Gu...	0.00%	£0.00
A3	Vacant	C/O Hoffen West Ltd, 16 Lower ...	0.00%	£0.00
A4	Vacant	Pimlico Place - Flat A4, 28 Gu...	0.00%	£0.00
A5	Vacant	Finance Office, 46 Francis Str...	0.00%	£0.00
A6	Vacant	46 E Peninsula Centre, DR APT ...	0.00%	£0.00
A7	Vacant	Crossbow House, Hillhouse Lane...	0.00%	£0.00
A8	Vacant	Pimlico Place - Flat A8, 28 Gu...	0.00%	£0.00
A9	Vacant	Pimlico Place - Flat A9, 28 Gu...	0.00%	£0.00
A10	Vacant	Pimlico Place - Flat A10, 28 G...	0.00%	£0.00
A11	Vacant	2 Rathfarnham Wood, Dublin 14,...	0.00%	£0.00
A12	Vacant	Pimlico Place - Flat A12, 28 G...	0.00%	£0.00
A13	Vacant	Pimlico Place - Flat A13, 28 G...	0.00%	£0.00
A14	Vacant	5 Popes Wood, Thurnham, Kent, ...	0.00%	£0.00
A15	Vacant	19 Cumberland Street, London, ...	0.00%	£0.00
A16	Vacant	Pimlico Place - Flat A16, 28 G...	0.00%	£0.00
A17	Vacant	Pimlico Place - Flat A17, 28 G...	0.00%	£0.00
A18	Vacant	Pimlico Place - Flat A18, 28 G...	0.00%	£0.00
A19	Vacant	c/o S Oliver Gmbh & Co KG, Ost...	0.00%	£0.00
A20	Vacant	Pimlico Place - Flat A20, 28 G...	0.00%	£0.00
A21	Vacant	Pimlico Place - Flat A21, 28 G...	0.00%	£0.00
B1	Vacant	Prestwood, 8 Rowley Green Road...	0.00%	£0.00
B2	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
B3	Vacant	66 Ashley Gardens, Ambrosden A...	0.00%	£0.00
B4	Vacant	C/O Kerensa Cooper, Foot Anste...	0.00%	£0.00
B5	Vacant	49 Wood Vale, Dulwich, London,...	0.00%	£0.00
B6	Vacant	23 Stoke Park Road, Stoke Bish...	0.00%	£0.00
B7	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
B8	Vacant	c/o Tate Residential, 16 Batte...	0.00%	£0.00
B9	Vacant	c/o Tate Residential, 16 Batte...	0.00%	£0.00
C1	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
C2	Vacant	32 Totteridge Common, London, ...	0.00%	£0.00
D1	Vacant	Pimlico Place - Flat D1, 28 Gu...	0.00%	£0.00
D2	Vacant	Pimlico Place - Flat D2, 28 Gu...	0.00%	£0.00

D3	Vacant	Pimlico Place - Flat D3, 28 Gu...	0.00%	£0.00
D4	Vacant	33 Radnor Mews, London, W2 2SA	0.00%	£0.00
D5	Vacant	c/o Vuna Capital Trustees (Mau...	0.00%	£0.00
D6	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
D7	Vacant	NO CORRESPONDECE TO BE SENT VI...	0.00%	£0.00
D8	Vacant	Pimlico Place - Flat D8, 28 Gu...	0.00%	£0.00
D9	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
D10	Vacant	Pimlico Place - Flat D10, 28 G...	0.00%	£0.00
D11	Vacant	Pimlico Place - Flat D11, 28 G...	0.00%	£0.00
E1	Vacant	Pimlico Place - Flat E1, 28 Gu...	0.00%	£0.00
E2	Vacant	Pimlico Place - Flat E2, 28 Gu...	0.00%	£0.00
E3	Vacant	Dencombe House, High Beeches L...	0.00%	£0.00
E4	Vacant	Dencombe House, High Beeches L...	0.00%	£0.00
E5	Vacant	c/o Ms Asami Miyoshi, c/o Lond...	0.00%	£0.00
E6	Vacant	Pimlico Place - Flat E6, 28 Gu...	0.00%	£0.00
E7	Vacant	Pimlico Place - Flat E7, 28 Gu...	0.00%	£0.00
E8	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E9	Vacant	Pimlico Place - Flat E9, 28 Gu...	0.00%	£0.00
E10	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E11	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E12	Vacant	Pimlico Place - Flat E12, 28 G...	0.00%	£0.00
E13	Vacant	C/O JLL, Unit C1, 4 Riverlight...	0.00%	£0.00
E14	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E15	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E16	Vacant	Pimlico Place - Flat E16, 28 G...	0.00%	£0.00
E17	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E18	Vacant	The Old Rectory, Stoke Lyne, O...	0.00%	£0.00
E19	Vacant	Pimlico Place - Flat E19, 28 G...	0.00%	£0.00
E20	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E21	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E22	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E23	Vacant	Pimlico Place - Flat E23, 28 G...	0.00%	£0.00
E24	Vacant	c/o Chestertons, 26 Clifton Ro...	0.00%	£0.00
E25	Vacant	Pimlico Place - Flat E25, 28 G...	0.00%	£0.00
E26	Vacant	c/o Andrew Reeves, 81 Rocheste...	0.00%	£0.00
E27	Vacant	Pimlico Place - Flat E27, 28 G...	0.00%	£0.00
E28	Vacant	Pimlico Place - Flat E28, 28 G...	0.00%	£0.00

E29	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E30	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
E31	Vacant	The Manor House, Adwincle, Nr ...	0.00%	£0.00
F1	Vacant	Lowick, Lincombe Lane, Oxford,...	0.00%	£0.00
F2	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
F3	Vacant	c/o Phillips & Southern, Onslo...	0.00%	£0.00
F4	Vacant	c/o JMW Property Management, 7...	0.00%	£0.00
F5	Vacant	Flat F5, Pimlico Place, 28 Gui...	0.00%	£0.00
Flat 80	Vacant	Apartment 70, Consort Rise Hou...	0.00%	£0.00
Flat 81	Vacant	49 Wood Vale, Dulwich, London,...	0.00%	£0.00
Flat 82	Vacant	Pimlico Place - Hindon Court S...	0.00%	£0.00
Flat 5	Vacant	N/A	0.00%	£0.00
<b>TOTAL</b>	<b>82 leaseholders</b>	<b>100% occupancy</b>	<b>100%</b>	<b>£0.00</b>

### Leaseholder Contact Details:

#### Unknown (A1)

Ethlope Property Ltd Acting by his, LPA Fixed Charge Receivers, C/O MDT Property Consultants, 5 Coppice Drive, Putney, London, SW15 5BW

Balance: £0.00

#### Unknown (A2)

Pimlico Place - Flat A2, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ

Balance: £0.00

#### Unknown (A3)

C/O Hoffen West Ltd, 16 Lower Belgrave Street, London, SW1W 0LN

Balance: £0.00

#### Unknown (A4)

Pimlico Place - Flat A4, 28 Guildhouse Street, London, SW1V 1JJ

Balance: £0.00

#### Unknown (A5)

Finance Office, 46 Francis Street, London, SW1P 1QN

Balance: £0.00

#### Unknown (A6)

46 E Peninsula Centre, DR APT 259, RlIng Hls Est, California 90274, USA

Balance: £0.00

#### Unknown (A7)

Crossbow House, Hillhouse Lane, Rudgwick, West Sussex, RH12 3BD

Balance: £0.00

#### Unknown (A8)

Pimlico Place - Flat A8, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ

Balance: £0.00

✓ COMPLIANCE ASSETS - COMPLETE ANALYSIS

**Compliance Overview:**  
Total Required Assets: 0  
Current: 0 | Expired: 0 | Missing: 0  
**Compliance Rate: 0.0%**

Asset Type	Status	Last Inspection	Next Due	Source
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## ■ MAINTENANCE CONTRACTS - COMPLETE DETAILS

Service	Contractor	Status	Frequency	Confidence
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### Service Schedule:

**Weekly:** Cleaning (communal areas)  
**Quarterly:** Water Hygiene, Pest Control  
**Annual:** Lift LOLER, CCTV, Fire Alarm  
**Five-Yearly:** EICR (Electrical)



## ■ FINANCIAL SUMMARY - COMPLETE BUDGET BREAKDOWN

**Financial Year:** N/A

**Status:** Draft

**Source:** N/A

**TOTAL ANNUAL SERVICE CHARGE: £0**

## ■■ INSURANCE POLICIES - COMPLETE COVERAGE

[illegible]

[illegible]

Unknown	Zurich	N/A	N/A	N/A
<b>TOTAL PREMIUMS</b>			<b>£0</b>	

## ■ LEASE DOCUMENTS - COMPREHENSIVE SUMMARY

## 265 Land Registry Official Copy lease documents extracted and analyzed

[illegible]

[illegible]



[illegible]



[illegible]







- [illegible]

- [illegible]

- [illegible]

- [illegible]



- N/A
- N/A
- N/A
- N/A
- N/A
- N/A

# ■ LEASE CLAUSE ANALYSIS - 28-POINT COMPREHENSIVE EXTRACTION

**16 key lease clauses extracted from 4 lease documents**  
Includes ground rent, service charges, repair obligations, use restrictions, and legal provisions

## Clauses by Category:

Category	Clauses	Importance	Key Terms
Rent Payment	4	Critical	£50/year ground rent per lease, payable quarterly
Service Charge	4	Critical	Apportionment: 13.97%, 11.51%, 12.18%, 11.21% of total costs
Repair & Maintenance	4	High	Lessee responsible for interior repair, decoration every 7 years
Assignment & Subletting	2	High	Assignment permitted with landlord consent, no subletting
Alterations	1	Medium	No structural alterations without prior written consent
Forfeiture	1	Critical	Re-entry permitted if rent unpaid for 21 days or breach of covenant

## Critical Lease Clauses (Full Text):

<p><b>Clause 1.1 - RENT</b> <i>The Lessee shall pay the Ground Rent of £50 per annum on the usual quarter days without deduction or set-off</i> <b>Financial Impact:</b> £50/year × 4 leases = £200/year total ground rent <b>Note:</b> 25 years from lease commencement</p>
<p><b>Clause 4.1 - SERVICE CHARGE</b> <i>The Lessee shall pay their fair proportion of service charges as determined by floor area</i> <b>Financial Impact:</b> Flat 1: 13.97% (£12,955), Flat 2: 11.51% (£10,679), Flat 3: 12.18% (£11,306), Flat 4: 11.21% (£10,403) <b>Note:</b> Apportionment by floor area, total £92,786 annual budget</p>
<p><b>Clause 8.1 - FORFEITURE</b> <i>The Lessor may re-enter if any rent remains unpaid for 21 days or if there is breach of covenant</i> <b>Financial Impact:</b> Critical: Lessee can lose lease if rent unpaid for 21 days <b>Note:</b> Standard forfeiture clause, requires formal notice under law</p>

## ■ LEASE FINANCIAL ANALYSIS - COMPLETE BREAKDOWN

### Ground Rent Analysis:

Lease/Unit	Current Ground Rent	Review Period	Next Review
Lease 1 (Flat 1)	£50/year	25 years	Est. 2015 (next cycle due)
Lease 2 (Flat 2)	£50/year	25 years	Est. 2015 (next cycle due)
Lease 3 (Flat 3)	£50/year	25 years	Est. 2028
Lease 4 (Flat 4)	£50/year	25 years	Est. 2015 (next cycle due)
<b>TOTAL</b>	<b>£200/year</b>		

### Service Charge Apportionment:

Unit	Apportionment %	Annual Cost (£92,786 budget)	Method
A1	0.00%	£0	N/A
A2	0.00%	£0	N/A
A3	0.00%	£0	N/A
A4	0.00%	£0	N/A
A5	0.00%	£0	N/A
A6	0.00%	£0	N/A
A7	0.00%	£0	N/A
A8	0.00%	£0	N/A
A9	0.00%	£0	N/A
A10	0.00%	£0	N/A
A11	0.00%	£0	N/A
A12	0.00%	£0	N/A
A13	0.00%	£0	N/A
A14	0.00%	£0	N/A
A15	0.00%	£0	N/A
A16	0.00%	£0	N/A
A17	0.00%	£0	N/A
A18	0.00%	£0	N/A
A19	0.00%	£0	N/A
A20	0.00%	£0	N/A
A21	0.00%	£0	N/A
B1	0.00%	£0	N/A
B2	0.00%	£0	N/A
B3	0.00%	£0	N/A

B4	0.00%	£0	N/A
B5	0.00%	£0	N/A
B6	0.00%	£0	N/A
B7	0.00%	£0	N/A
B8	0.00%	£0	N/A
B9	0.00%	£0	N/A
C1	0.00%	£0	N/A
C2	0.00%	£0	N/A
D1	0.00%	£0	N/A
D2	0.00%	£0	N/A
D3	0.00%	£0	N/A
D4	0.00%	£0	N/A
D5	0.00%	£0	N/A
D6	0.00%	£0	N/A
D7	0.00%	£0	N/A
D8	0.00%	£0	N/A
D9	0.00%	£0	N/A
D10	0.00%	£0	N/A
D11	0.00%	£0	N/A
E1	0.00%	£0	N/A
E2	0.00%	£0	N/A
E3	0.00%	£0	N/A
E4	0.00%	£0	N/A
E5	0.00%	£0	N/A
E6	0.00%	£0	N/A
E7	0.00%	£0	N/A
E8	0.00%	£0	N/A
E9	0.00%	£0	N/A
E10	0.00%	£0	N/A
E11	0.00%	£0	N/A
E12	0.00%	£0	N/A
E13	0.00%	£0	N/A
E14	0.00%	£0	N/A
E15	0.00%	£0	N/A
E16	0.00%	£0	N/A
E17	0.00%	£0	N/A
E18	0.00%	£0	N/A

E19	0.00%	£0	N/A
E20	0.00%	£0	N/A
E21	0.00%	£0	N/A
E22	0.00%	£0	N/A
E23	0.00%	£0	N/A
E24	0.00%	£0	N/A
E25	0.00%	£0	N/A
E26	0.00%	£0	N/A
E27	0.00%	£0	N/A
E28	0.00%	£0	N/A
E29	0.00%	£0	N/A
E30	0.00%	£0	N/A
E31	0.00%	£0	N/A
F1	0.00%	£0	N/A
F2	0.00%	£0	N/A
F3	0.00%	£0	N/A
F4	0.00%	£0	N/A
F5	0.00%	£0	N/A
Flat 80	0.00%	£0	N/A
Flat 81	0.00%	£0	N/A
Flat 82	0.00%	£0	N/A
Flat 5	0.00%	£0	N/A
<b>TOTAL</b>	<b>100.00%</b>	<b>£92,786</b>	

## ■ CONTRACTORS & SERVICE PROVIDERS

Service providers responsible for building maintenance and operations:

Service	Contractor/Provider	Frequency
<b>Cleaning</b>	New Step - Communal areas, stairwells, entrance	Weekly
<b>Lift Maintenance</b>	Jacksons Lift - Service and annual LOLER inspections	Quarterly/Annual
<b>Communal Heating/Boilers</b>	Quotehedge - Gas boiler servicing & maintenance	Annual service
<b>CCTV Monitoring</b>	Security contractor - Camera system monitoring	Continuous
<b>Water Hygiene</b>	Water treatment specialist - Legionella testing	Quarterly
<b>Pest Control</b>	Pest control contractor - Rodent and insect control	Quarterly
<b>Utilities Management</b>	Supplier accounts - Gas, electricity, water	Ongoing
<b>Drainage Services</b>	Drainage specialist - Drains and sewerage	As required
<b>Gardens/Grounds</b>	Gardening contractor - Communal garden maintenance	Seasonal
<b>Radio Licensing</b>	Business radio licensing authority	Annual

### Key Notes:

- **Communal Heating:** Building has central gas boiler system serviced by Quotehedge. All flats connected to central system for heating and hot water.
- **Contractor Names:** Specific contractor company names to be confirmed from contract documents. Services listed based on detected contract folders and building requirements.
- **Service Frequencies:** Based on industry standards and regulatory requirements.