

COMPLETE PROPERTY DATA REPORT

Comprehensive Extraction & Analysis

Pimlico Place

Pimlico Place, London
SW1V

Units	82
Leaseholders	82
Annual Budget	£0
Outstanding Balance	£79,224.74
Compliance Rate	26.5%
Lease Documents	0

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

■ EXECUTIVE SUMMARY

PROPERTY OVERVIEW	VALUE	FINANCIAL OVERVIEW	VALUE
Total Units	82	Annual Service Charge	£0
Total Leaseholders	82	Budget Line Items	0
Building Height	30m	Outstanding Balances	£79,224.74
Construction Era	N/A	Insurance Premiums	£20,140/year

COMPLIANCE & LEGAL	VALUE	CONTRACTS & SERVICES	VALUE
Compliance Rate	26.5%	Maintenance Contracts	21
Current Compliance	0	Service Schedules	6 services
Lease Documents	0	Contractors	0
Lease Clauses Extracted	16 clauses	Major Works Projects	0

■ BUILDING PROFILE & CHARACTERISTICS

Basic Information	
Building Name	Pimlico Place
Full Address	Pimlico Place, London
Postcode	SW1V
City	London
Physical Characteristics	
Construction Type	N/A
Construction Era	
Number of Units	82
Number of Floors	0
Building Height	30 meters
Number of Blocks	6
Services & Systems	
Lifts	None
Communal Heating	Yes (Quotehedge)
Gas Supply	Yes
Regulatory	
BSA Status	Registered
BSA Registration Required	Yes

■ UNITS & LEASEHOLDERS - DETAILED BREAKDOWN

Unit	Leaseholder	Contact	Apport %	Balance
Flat A1	Derek Mason & Peter Haywa...	Ethlope Property Ltd Acting by...	1.25%	£24,207.72
Flat A2	Jasmine Chan	Pimlico Place - Flat A2, 28 Gu...	1.31%	£0.00
Flat A3	Ms S Brown	C/O Hoffen West Ltd, 16 Lower ...	1.35%	£0.00
Flat A4	Nicholas Ingram, Mark Ing...	Pimlico Place - Flat A4, 28 Gu...	1.29%	£0.00
Flat A5	The Roman Catholic Dioces...	Finance Office, 46 Francis Str...	1.25%	£0.00
Flat A6	Elena Margaret Eu	46 E Peninsula Centre, DR APT ...	1.31%	£0.00
Flat A7	Mr AJ and Mrs AM Hampson	Crossbow House, Hillhouse Lane...	1.35%	£270.00
Flat A8	Mr B Kinane	Pimlico Place - Flat A8, 28 Gu...	1.29%	£1,842.76
Flat A9	Christopher & Clare Rober...	Pimlico Place - Flat A9, 28 Gu...	1.25%	£62.50
Flat A10	Jessica Louise Brady	Pimlico Place - Flat A10, 28 G...	0.94%	£0.00
Flat A11	D McCormick	2 Rathfarnham Wood, Dublin 14,...	1.35%	£270.00
Flat A12	Ms Rachael Noble	Pimlico Place - Flat A12, 28 G...	1.29%	£0.00
Flat A13	Dr A G Ward	Pimlico Place - Flat A13, 28 G...	1.25%	£-3,964.49
Flat A14	Mr Gary & Mrs Kim Risley	5 Popes Wood, Thurnham, Kent, ...	0.94%	£0.00
Flat A15	Mr J & Mrs D P Reidy	19 Cumberland Street, London, ...	1.35%	£270.00
Flat A16	Christopher P Ennals and ...	Pimlico Place - Flat A16, 28 G...	1.29%	£62.50
Flat A17	Vincenzo Catanese & Manol...	Pimlico Place - Flat A17, 28 G...	1.81%	£0.00
Flat A18	Shenwei Zhu	Pimlico Place - Flat A18, 28 G...	0.83%	£-14.87
Flat A19	Mr Bernd Freier	c/o S Oliver Gmbh & Co KG, Ost...	1.97%	£0.00
Flat A20	Mr T Izmaylov	Pimlico Place - Flat A20, 28 G...	2.03%	£0.00
Flat A21	Dr Simon Ostlere	Pimlico Place - Flat A21, 28 G...	1.85%	£0.00
Flat B1	Ms Catherine Ercilla	Prestwood, 8 Rowley Green Road...	1.31%	£207.50
Flat B2	H E Tortoiseshell	c/o Phillips & Southern, Onslo...	0.82%	£295.00
Flat B3	Mr Dario Striano	66 Ashley Gardens, Ambrosden A...	1.55%	£360.00
Flat B4	The Estate of the Late Ro...	C/O Kerensa Cooper, Foot Anste...	1.43%	£1,368.00
Flat B5	A Protasova, T Protasova,...	49 Wood Vale, Dulwich, London,...	0.82%	£0.00
Flat B6	Mr R Markham	23 Stoke Park Road, Stoke Bish...	1.55%	£2,216.01
Flat B7	Mr N Stone, Mr K Stone & ...	c/o Phillips & Southern, Onslo...	0.82%	£270.00
Flat B8	T E Hohler	c/o Tate Residential, 16 Batte...	1.55%	£0.00
Flat B9	T E Hohler	c/o Tate Residential, 16 Batte...	1.55%	£0.00
Flat C1	Aquitania Investment Ltd	c/o Phillips & Southern, Onslo...	1.64%	£345.00
Flat C2	Dr B K Vekaria	32 Totteridge Common, London, ...	1.61%	£62.50
Flat D1	Mr F A Iannello	Pimlico Place - Flat D1, 28 Gu...	1.59%	£2,276.82
Flat D2	Kwok Hing Lam & Choi Joec...	Pimlico Place - Flat D2, 28 Gu...	1.24%	£1,777.79

Flat D3	Shashank Chahar & Monica ...	Pimlico Place - Flat D3, 28 Gu...	1.59%	£0.00
Flat D4	Mr B J A Hutt	33 Radnor Mews, London, W2 2SA	1.62%	£0.00
Flat D5	Silversands Resources LLC	c/o Vuna Capital Trustees (Mau...	1.24%	£0.00
Flat D6	Thracia Investment Ltd	c/o Phillips & Southern, Onslo...	1.59%	£345.00
Flat D7	T C Hill & L Hill	NO CORRESPONDECE TO BE SENT VI...	1.24%	£300.00
Flat D8	V, J, A, & Apipu Phatarap...	Pimlico Place - Flat D8, 28 Gu...	1.62%	£0.00
Flat D9	C S Shaftesley	c/o Phillips & Southern, Onslo...	1.24%	£270.00
Flat D10	M Kohli	Pimlico Place - Flat D10, 28 G...	1.24%	£0.00
Flat D11	Mr Deepak Sabnani	Pimlico Place - Flat D11, 28 G...	1.24%	£36,508.61
Flat E1	Qu Wang	Pimlico Place - Flat E1, 28 Gu...	1.54%	£75.00
Flat E2	Mr Mikhel Chandra Pipariy...	Pimlico Place - Flat E2, 28 Gu...	1.30%	£0.00
Flat E3	Peter Sten Bertelsen	Dencombe House, High Beeches L...	1.30%	£0.00
Flat E4	Peter Sten Bertelsen	Dencombe House, High Beeches L...	1.50%	£0.00
Flat E5	Andrew Brown	c/o Ms Asami Miyoshi, c/o Lond...	1.40%	£0.00
Flat E6	Mr S Nassiri-Shahroudi	Pimlico Place - Flat E6, 28 Gu...	0.85%	£0.00
Flat E7	Chawki Karam	Pimlico Place - Flat E7, 28 Gu...	0.71%	£0.00
Flat E8	Dalmatia Investment Ltd	c/o Phillips & Southern, Onslo...	0.71%	£295.00
Flat E9	Miss Elizaveta Kolesnikov...	Pimlico Place - Flat E9, 28 Gu...	0.92%	£0.00
Flat E10	Julia Sz-Hing Hunt Chan	c/o Phillips & Southern, Onslo...	1.32%	£295.00
Flat E11	F Steadman	c/o Phillips & Southern, Onslo...	0.84%	£270.00
Flat E12	Shen Xiangjun	Pimlico Place - Flat E12, 28 G...	1.40%	£1,996.18
Flat E13	Mr Andrew D Archibald	C/O JLL, Unit C1, 4 Riverlight...	0.85%	£270.00
Flat E14	A S Bailey	c/o Phillips & Southern, Onslo...	1.06%	£270.00
Flat E15	T Steadman	c/o Phillips & Southern, Onslo...	1.22%	£320.00
Flat E16	Mr & Mrs P Cleary	Pimlico Place - Flat E16, 28 G...	1.36%	£0.00
Flat E17	G & L Property Partnershi...	c/o Phillips & Southern, Onslo...	0.84%	£-240.00
Flat E18	Mr Hugo & Mrs Emma Brown	The Old Rectory, Stoke Lyne, O...	1.40%	£0.00
Flat E19	Mr Andrew Peter Dent	Pimlico Place - Flat E19, 28 G...	0.85%	£0.00
Flat E20	D & M T O'Brien	c/o Phillips & Southern, Onslo...	0.71%	£270.00
Flat E21	Aquitania Investment Ltd	c/o Phillips & Southern, Onslo...	1.94%	£2,969.54
Flat E22	H E Tortoiseshell	c/o Phillips & Southern, Onslo...	0.84%	£320.00
Flat E23	Mr P E Morris	Pimlico Place - Flat E23, 28 G...	1.40%	£-60.00
Flat E24	J S & M P Ogilve	c/o Chestertons, 26 Clifton Ro...	0.85%	£0.00
Flat E25	Kristina Stowasserova	Pimlico Place - Flat E25, 28 G...	0.71%	£0.00
Flat E26	J Harries & E Choi hung L...	c/o Andrew Reeves, 81 Rocheste...	1.94%	£75.00
Flat E27	Mr N Sapuric	Pimlico Place - Flat E27, 28 G...	0.84%	£0.00
Flat E28	Mrs F Meneghel, Mr M and ...	Pimlico Place - Flat E28, 28 G...	1.40%	£0.00

Flat E29	David Chi Leung Tong	c/o Phillips & Southern, Onslo...	0.85%	£270.00
Flat E30	Dalmatia Investments Ltd	c/o Phillips & Southern, Onslo...	2.17%	£270.00
Flat E31	Mr S & Mrs G Evans	The Manor House, Adwincle, Nr ...	1.40%	£-60.00
Flat F1	James Luke Holdsworth	Lowick, Lincombe Lane, Oxford,...	0.98%	£0.00
Flat F2	Hibiscus Investment Holdi...	c/o Phillips & Southern, Onslo...	0.98%	£270.00
Flat F3	Hibiscus Investment Holdi...	c/o Phillips & Southern, Onslo...	0.98%	£295.00
Flat F4	Mr & Mrs A Aglionby	c/o JMW Property Management, 7...	0.98%	£1,445.67
Flat F5	Karen Alexandra Hamilton ...	Flat F5, Pimlico Place, 28 Gui...	0.98%	£0.00
Unit 80	Yaroslav Kukharev & Kater...	Apartment 70, Consort Rise Hou...	0.00%	£0.00
Unit 81	A Protasova, T Protasova,...	49 Wood Vale, Dulwich, London,...	0.00%	£0.00
Unit 82	Network Homes	Pimlico Place - Hindon Court S...	0.00%	£0.00
TOTAL	82 leaseholders	100% occupancy	100%	£79,224.74

Leaseholder Contact Details:

Derek Mason & Peter Hayward, acting as (Flat A1)

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

Balance: £24,207.72

Jasmine Chan (Flat A2)

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

Balance: £0.00

Ms S Brown (Flat A3)

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

Balance: £0.00

Nicholas Ingram, Mark Ingram & Elaine Ingram (Flat A4)

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

Balance: £0.00

The Roman Catholic Diocese of Westminster (Flat A5)

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

Balance: £0.00

Elena Margaret Eu (Flat A6)

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

Balance: £0.00

Mr AJ and Mrs AM Hampson (Flat A7)

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

Balance: £270.00

Mr B Kinane (Flat A8)

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

Balance: £1,842.76

✓ COMPLIANCE ASSETS - COMPLETE ANALYSIS

Compliance Overview:

Total Required Assets: 34

Current: 9 | Expired: 0 | Missing: 28

Compliance Rate: 26.5%

Asset Type	Status	Last Inspection	Next Due	Source
FRA	✓ Current		N/A	Hsfra1-L-405448-0701
Cladding	✓ Current		N/A	Pimlico Place PAS 99
Fire Door	✓ Current		N/A	Fire Door inspection
EICR	✓ Current		N/A	20201106 Certificate
Other	✓ Current		N/A	SafeCheck Report - 2
FRA	✓ Current		N/A	Vol 5 of 45 - Part A
Legionella	✓ Current	8461-18-08	N/A	Asset_Record_For_Job
Fire Equipment	✓ Current		N/A	Dry Riser Report Pim
EWS1	✓ Current		N/A	Pimlico Place Closin
Fire Alarm	✗ Missing	N/A	N/A	N/A
Emergency Lighting	✗ Missing	N/A	N/A	N/A
AOV	✗ Missing	N/A	N/A	N/A
Sprinkler System	✗ Missing	N/A	N/A	N/A
Fire Extinguishers	✗ Missing	N/A	N/A	N/A
Fire Stopping	✗ Missing	N/A	N/A	N/A
Dry Riser	✗ Missing	N/A	N/A	N/A
Smoke Detectors	✗ Missing	N/A	N/A	N/A
PAT Testing	✗ Missing	N/A	N/A	N/A
Lightning Protection	✗ Missing	N/A	N/A	N/A
Distribution Board	✗ Missing	N/A	N/A	N/A
Roof Inspection	✗ Missing	N/A	N/A	N/A
Balcony Inspection	✗ Missing	N/A	N/A	N/A
Safety Case	✗ Missing	N/A	N/A	N/A
Resident Engagement	✗ Missing	N/A	N/A	N/A
Compartmentation Survey	✗ Missing	N/A	N/A	N/A
Lift	✗ Missing	N/A	N/A	N/A
Lift Maintenance	✗ Missing	N/A	N/A	N/A
Buildings Insurance	✗ Missing	N/A	N/A	N/A
Public Liability	✗ Missing	N/A	N/A	N/A
Health & Safety Risk	✗ Missing	N/A	N/A	N/A
H&S Audit	✗ Missing	N/A	N/A	N/A

Cleaning Contract	x Missing	N/A	N/A	N/A
Pest Control	x Missing	N/A	N/A	N/A
Waste Management	x Missing	N/A	N/A	N/A
Insurance Schedule	x Missing	N/A	N/A	N/A
Budget Approval	x Missing	N/A	N/A	N/A
Resident Communication	x Missing	N/A	N/A	N/A

■ MAINTENANCE CONTRACTS - COMPLETE DETAILS

Service	Contractor	Status	Frequency	Confidence
Phone Lines	Unknown	Unknown		33%
Electricity	Unknown	Unknown		33%
Staff Payroll	Unknown	Unknown		33%
Gas	Unknown	Unknown		50%
Bin Collections	Unknown	Unknown		0%
Electricity	Unknown	Unknown		67%
Quotes	Unknown	Unknown		0%
Fire Safety Consultant	Unknown	Active		50%
Electricity	Unknown	Unknown		33%
Gates	Unknown	Unknown		0%
Curtain Heater	Unknown	Unknown		0%
Pump	Unknown	Unknown		0%
Generator	Unknown	Expired		0%
Lift	Unknown	Unknown		0%
Lightning Protection	Unknown	Unknown		33%
General Maintenance	Unknown	Unknown	Annual	33%
Phone Lines	Unknown	Unknown		33%
Gardening	Unknown	Unknown	Monthly	33%
Contractors	Unknown	Unknown		0%
General Maintenance	Unknown	Expired		33%
Water	Unknown	Unknown		0%

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

Budget data pending

■■ INSURANCE POLICIES - COMPLETE COVERAGE

Insurance policy data pending

■ LEASE DOCUMENTS - COMPREHENSIVE SUMMARY

0 Land Registry Official Copy lease documents extracted and analyzed

Document	Title No.	Pages	Size	Date	Status
TOTAL (0 documents)		0	0.00 MB		

Document Locations:

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

Service Charge Apportionment:

Unit	Apportionment %	Annual Cost (£92,786 budget)	Method
Flat A1	1.25%	£1,160	Expend
Flat A2	1.31%	£1,212	Expend
Flat A3	1.35%	£1,256	Expend
Flat A4	1.29%	£1,195	Expend
Flat A5	1.25%	£1,160	Expend
Flat A6	1.31%	£1,212	Expend
Flat A7	1.35%	£1,256	Expend
Flat A8	1.29%	£1,195	Expend
Flat A9	1.25%	£1,160	Expend
Flat A10	0.94%	£874	Expend
Flat A11	1.35%	£1,256	Expend
Flat A12	1.29%	£1,195	Expend
Flat A13	1.25%	£1,160	Expend
Flat A14	0.94%	£874	Expend
Flat A15	1.35%	£1,256	Expend
Flat A16	1.29%	£1,195	Expend
Flat A17	1.81%	£1,683	Expend
Flat A18	0.83%	£766	Expend
Flat A19	1.97%	£1,827	Expend
Flat A20	2.03%	£1,882	Expend
Flat A21	1.85%	£1,719	Expend
Flat B1	1.31%	£1,215	Expend
Flat B2	0.82%	£761	Expend
Flat B3	1.55%	£1,437	Expend

Flat B4	1.43%	£1,323	Expend
Flat B5	0.82%	£761	Expend
Flat B6	1.55%	£1,437	Expend
Flat B7	0.82%	£761	Expend
Flat B8	1.55%	£1,436	Expend
Flat B9	1.55%	£1,443	Expend
Flat C1	1.64%	£1,522	Expend
Flat C2	1.61%	£1,498	Expend
Flat D1	1.59%	£1,478	Expend
Flat D2	1.24%	£1,151	Expend
Flat D3	1.59%	£1,478	Expend
Flat D4	1.62%	£1,499	Expend
Flat D5	1.24%	£1,151	Expend
Flat D6	1.59%	£1,478	Expend
Flat D7	1.24%	£1,151	Expend
Flat D8	1.62%	£1,503	Expend
Flat D9	1.24%	£1,151	Expend
Flat D10	1.24%	£1,151	Expend
Flat D11	1.24%	£1,151	Expend
Flat E1	1.54%	£1,429	Expend
Flat E2	1.30%	£1,207	Expend
Flat E3	1.30%	£1,207	Expend
Flat E4	1.50%	£1,389	Expend
Flat E5	1.40%	£1,298	Expend
Flat E6	0.85%	£791	Expend
Flat E7	0.71%	£663	Expend
Flat E8	0.71%	£663	Expend
Flat E9	0.92%	£853	Expend
Flat E10	1.32%	£1,229	Expend
Flat E11	0.84%	£781	Expend
Flat E12	1.40%	£1,298	Expend
Flat E13	0.85%	£791	Expend
Flat E14	1.06%	£987	Expend
Flat E15	1.22%	£1,132	Expend
Flat E16	1.36%	£1,259	Expend
Flat E17	0.84%	£781	Expend
Flat E18	1.40%	£1,298	Expend

Flat E19	0.85%	£791	Expend
Flat E20	0.71%	£656	Expend
Flat E21	1.94%	£1,795	Expend
Flat E22	0.84%	£781	Expend
Flat E23	1.40%	£1,298	Expend
Flat E24	0.85%	£791	Expend
Flat E25	0.71%	£656	Expend
Flat E26	1.94%	£1,795	Expend
Flat E27	0.84%	£781	Expend
Flat E28	1.40%	£1,298	Expend
Flat E29	0.85%	£791	Expend
Flat E30	2.17%	£2,017	Expend
Flat E31	1.40%	£1,298	Expend
Flat F1	0.98%	£908	Expend
Flat F2	0.98%	£908	Expend
Flat F3	0.98%	£908	Expend
Flat F4	0.98%	£908	Expend
Flat F5	0.98%	£908	Expend
Unit 80	0.00%	£0	Expend
Unit 81	0.00%	£0	Expend
Unit 82	0.00%	£0	Expend
TOTAL	100.00%	£92,786	

■ CONTRACTORS & SERVICE PROVIDERS

Service providers responsible for building maintenance and operations:

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