

# COMPLETE PROPERTY DATA REPORT

## Comprehensive Extraction & Analysis

### Pimlico Place

01 Pimlico Place, London  
SW1V 2BJ

|                         |             |
|-------------------------|-------------|
| <b>Units</b>            | 83          |
| <b>Leaseholders</b>     | 82          |
| <b>Annual Budget YE</b> | YE 30th May |
| <b>Lease Documents</b>  | 265         |

# ■ BUILDING PROFILE & CHARACTERISTICS

## Basic Information

|               |                          |
|---------------|--------------------------|
| Building Name | Pimlico Place            |
| Full Address  | 01 Pimlico Place, London |
| Postcode      | SW1V 2BJ                 |
| City          | London                   |

## Physical Characteristics

|                  |    |
|------------------|----|
| Construction Era | —  |
| Number of Units  | 79 |
| Number of Floors | —  |
| Building Height  | —  |
| Number of Blocks | —  |

## Services & Systems

|                  |               |
|------------------|---------------|
| Lifts            | Yes (1 lifts) |
| Communal Heating | No            |
| Gas Supply       | No            |

## Regulatory

|                           |         |
|---------------------------|---------|
| BSA Status                | Not BSA |
| BSA Registration Required | No      |

## ■ UNITS & LEASEHOLDERS - DETAILED BREAKDOWN

| Unit | Leaseholder | Contact  | Apport % |
|------|-------------|--|----------|
| A1   | —           | Ethlope Property Ltd Acting by his, LPA<br>Fixed Charge Receivers, C/O MDT<br>Property Consultants, 5 Copp | —        |
| A2   | —           | Pimlico Place - Flat A2, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                                | —        |
| A3   | —           | C/O Hoffen West Ltd, 16 Lower Belgrave<br>Street, London, SW1W 0LN   | —        |
| A4   | —           | Pimlico Place - Flat A4, 28 Guildhouse<br>Street, London, SW1V 1JJ   | —        |
| A5   | —           | Finance Office, 46 Francis Street, London,<br>SW1P 1QN   | —        |
| A6   | —           | 46 E Peninsula Centre, DR APT 259, Rllng<br>Hls Est, California 90274, USA                                 | —        |
| A7   | —           | Crossbow House, Hillhouse Lane,<br>Rudgwick, West Sussex, RH12 3BD   | —        |
| A8   | —           | Pimlico Place - Flat A8, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                                | —        |
| A9   | —           | Pimlico Place - Flat A9, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                                | —        |
| A10  | —           | Pimlico Place - Flat A10, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                               | —        |
| A11  | —           | 2 Rathfarnham Wood, Dublin 14, EIRE  | —        |
| A12  | —           | Pimlico Place - Flat A12, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                               | —        |
| A13  | —           | Pimlico Place - Flat A13, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                               | —        |
| A14  | —           | 5 Popes Wood, Thurnham, Kent, ME14<br>3PW  | —        |
| A15  | —           | 19 Cumberland Street, London, SW1V<br>4LS  | —        |
| A16  | —           | Pimlico Place - Flat A16, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                               | —        |
| A17  | —           | Pimlico Place - Flat A17, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                               | —        |
| A18  | —           | Pimlico Place - Flat A18, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                               | —        |
| A19  | —           | c/o S Oliver GmbH & Co KG, Ostring,<br>97228 Rottendorf, GERMANY   | —        |

|     |   |  |   |
|-----|---|--|---|
| A20 | — | Pimlico Place - Flat A20, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ                            | — |
| A21 | — | Pimlico Place - Flat A21, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ                            | — |
| B1  | — | Prestwood, 8 Rowley Green Road, Barnet, EN5 3HJ  | — |
| B2  | — | c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS          | — |
| B3  | — | 66 Ashley Gardens, Ambrosden Avenue, London, SW1P 1QG  | — |
| B4  | — | C/O Kerensa Cooper, Foot Anstey, Senate Court, Southernhay Gardens, Exeter, EX1 1NT                  | — |
| B5  | — | 49 Wood Vale, Dulwich, London, SE23 3DT  | — |
| B6  | — | 23 Stoke Park Road, Stoke Bishop, Bristol, BS9 1JF   | — |
| B7  | — | c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS          | — |
| B8  | — | c/o Tate Residential, 16 Battersea Park Road, London, SW8 4LS  | — |
| B9  | — | c/o Tate Residential, 16 Battersea Park Road, London, SW8 4LS  | — |
| C1  | — | c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS          | — |
| C2  | — | 32 Totteridge Common, London, N20 8NE  | — |
| D1  | — | Pimlico Place - Flat D1, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ                             | — |
| D2  | — | Pimlico Place - Flat D2, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ                             | — |
| D3  | — | Pimlico Place - Flat D3, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ                             | — |
| D4  | — | 33 Radnor Mews, London, W2 2SA   | — |
| D5  | — | c/o Vuna Capital Trustees (Mauritius), Level 10, NeXTeracom, Tower 1, Cybercity, Ebene, MAURITIUS, 7 | — |
| D6  | — | c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS          | — |

|     |                 |  |   |
|-----|-----------------|--|---|
| D7  | —               | NO CORRESPONDECE TO BE SENT<br>VIA POST, D3, La Clare Mansion, 92,<br>Pokfulam Road, Hong Kong             | — |
| D8  | —               | Pimlico Place - Flat D8, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                                | — |
| D9  | —               | c/o Phillips & Southern, Onslow Hall 2nd<br>Floor, Little Green, Richmond upon<br>Thames, TW9 1QS          | — |
| D10 | —               | Pimlico Place - Flat D10, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                               | — |
| D11 | —               | Pimlico Place - Flat D11, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                               | — |
| E1  | —               | Pimlico Place - Flat E1, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                                | — |
| E2  | —               | Pimlico Place - Flat E2, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                                | — |
| E3  | —               | Dencombe House, High Beeches Lane,<br>Handcross, West Sussex, RH17 6HQ                                     | — |
| E4  | —               | Dencombe House, High Beeches Lane,<br>Handcross, West Sussex, RH17 6HQ                                     | — |
| E5  | —               | c/o Ms Asami Miyoshi, c/o London Tokyo<br>Property Services, Central London Office,<br>115 Baker Street, L | — |
| E6  | —               | Pimlico Place - Flat E6, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                                | — |
| E7  | —               | Pimlico Place - Flat E7, 28 Guildhouse<br>Street, Pimlico, London, SW1V 1JJ                                | — |
| ... | + 33 more units |  |   |

## ■ INSURANCE POLICIES - COMPLETE COVERAGE

[illegible]

|                    |  |  |  |
|--------------------|--|--|--|
| + 41 more policies |  |  |  |
|--------------------|--|--|--|

## ■ LEASE DOCUMENTS - COMPREHENSIVE SUMMARY

[illegible]



|                   |             |   |   |
|-------------------|-------------|---|---|
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| —                 | residential | — | — |
| + 215 more leases |             |   |   |

## ■ LEASE CLAUSE ANALYSIS

| Category       | Count |
|----------------|-------|
| Other          | 1129  |
| Service Charge | 107   |
| Rent           | 99    |
| Use            | 91    |
| Repair         | 46    |
| Insurance      | 44    |
| Assignment     | 19    |
| Covenant       | 19    |
| Forfeiture     | 3     |
| Alterations    | 1     |

**Total Lease Clauses Extracted: 1558**

## ■ CONTRACTORS & SERVICE PROVIDERS

| Service | Company                                | Notes |
|---------|--|-------|
| —       | ISS                                    | —     |
| —       | Capita                                 | —     |
| —       | LIMITED And wish to become a member of | —     |
| —       | WHM                                    | —     |

## ■ COMPLIANCE ASSETS & REPORTS

| Asset Type  | Status  | Last Inspection | Next Due   |
|-------------|---------|-----------------|------------|
| fire_safety | unknown | None            | None       |
| general     | unknown | None            | None       |
| fire_safety | overdue | 2023-01-01      | 2024-01-01 |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| general     | unknown | None            | None       |
| fire_safety | unknown | None            | None       |
| fire_safety | unknown | None            | None       |
| fire_safety | overdue | 2023-01-01      | 2024-01-01 |
| fire_safety | overdue | 2023-01-01      | 2024-01-01 |
| fire_safety | overdue | 2023-01-01      | 2024-01-01 |
| fire_safety | unknown | None            | None       |
| general     | unknown | None            | None       |
| electrical  | unknown | None            | None       |
| electrical  | unknown | None            | None       |
| electrical  | unknown | None            | None       |

|                  |         |            |            |
|------------------|---------|------------|------------|
| electrical       | unknown | None       | None       |
| electrical       | unknown | None       | None       |
| general          | unknown | None       | None       |
| general          | unknown | None       | None       |
| general          | unknown | None       | None       |
| general          | unknown | None       | None       |
| general          | overdue | 2022-01-01 | 2023-01-01 |
| general          | overdue | 2022-01-01 | 2023-01-01 |
| general          | overdue | 2022-01-01 | 2023-01-01 |
| general          | overdue | 2020-01-01 | 2021-01-01 |
| + 41 more assets |         |            |            |