

COMPLETE PROPERTY DATA REPORT

Comprehensive Extraction & Analysis

Pimlico Place

01 Pimlico Place, London
SW1V 2BJ

Units	83
Leaseholders	82
Annual Budget YE	YE 30th May
Lease Documents	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	Derek Mason & Peter Hayward, acting as	Ethlope Property Ltd Acting by his, LPA Fixed Charge Receivers, C/O MDT Property Consultants, 5 Copp	1.25%
A2	Jasmine Chan	Pimlico Place - Flat A2, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.31%
A3	Ms S Brown	C/O Hoffen West Ltd, 16 Lower Belgrave Street, London, SW1W 0LN	1.35%
A4	Nicholas Ingram, Mark Ingram & Elaine Ingram	Pimlico Place - Flat A4, 28 Guildhouse Street, London, SW1V 1JJ	1.29%
A5	The Roman Catholic Diocese of Westminster	Finance Office, 46 Francis Street, London, SW1P 1QN	1.25%
A6	Elena Margaret Eu	46 E Peninsula Centre, DR APT 259, Rllng Hls Est, California 90274, USA	1.31%
A7	Mr AJ and Mrs AM Hampson	Crossbow House, Hillhouse Lane, Rudgwick, West Sussex, RH12 3BD	1.35%
A8	Mr B Kinane	Pimlico Place - Flat A8, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.29%
A9	Christopher & Clare Roberts	Pimlico Place - Flat A9, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.25%
A10	Jessica Louise Brady	Pimlico Place - Flat A10, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	0.94%
A11	D McCormick	2 Rathfarnham Wood, Dublin 14, EIRE	1.35%
A12	Ms Rachael Noble	Pimlico Place - Flat A12, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.29%
A13	Dr A G Ward	Pimlico Place - Flat A13, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.25%
A14	Mr Gary & Mrs Kim Risley	5 Popes Wood, Thurnham, Kent, ME14 3PW	0.94%
A15	Mr J & Mrs D P Reidy	19 Cumberland Street, London, SW1V 4LS	1.35%
A16	Christopher P Ennals and Elizaveta Taubes	Pimlico Place - Flat A16, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.29%
A17	Vincenzo Catanese & Manola De Vincentis	Pimlico Place - Flat A17, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.81%
A18	Shenwei Zhu	Pimlico Place - Flat A18, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	0.83%
A19	Mr Bernd Freier	c/o S Oliver GmbH & Co KG, Ostring, 97228 Rottendorf, GERMANY	1.97%

A20	Mr T Izmaylov	Pimlico Place - Flat A20, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	2.03%
A21	Dr Simon Ostlere	Pimlico Place - Flat A21, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.85%
B1	Ms Catherine Ercilla	Prestwood, 8 Rowley Green Road, Barnet, EN5 3HJ	1.31%
B2	H E Tortoiseshell	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.82%
B3	Mr Dario Striano	66 Ashley Gardens, Ambrosden Avenue, London, SW1P 1QG	1.55%
B4	The Estate of the Late Rogdre Juer	C/O Kerensa Cooper, Foot Anstey, Senate Court, Southernhay Gardens, Exeter, EX1 1NT	1.43%
B5	A Protasova, T Protasova, V Damaskinskiy	49 Wood Vale, Dulwich, London, SE23 3DT	0.82%
B6	Mr R Markham	23 Stoke Park Road, Stoke Bishop, Bristol, BS9 1JF	1.55%
B7	Mr N Stone, Mr K Stone & Mr Stone	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.82%
B8	T E Hohler	c/o Tate Residential, 16 Battersea Park Road, London, SW8 4LS	1.55%
B9	T E Hohler	c/o Tate Residential, 16 Battersea Park Road, London, SW8 4LS	1.55%
C1	Aquitania Investment Ltd	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	1.64%
C2	Dr B K Vekaria	32 Totteridge Common, London, N20 8NE	1.61%
D1	Mr F A Iannello	Pimlico Place - Flat D1, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.59%
D2	Kwok Hing Lam & Choi Joecy Lee	Pimlico Place - Flat D2, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.24%
D3	Shashank Chahar & Monica Lalwani	Pimlico Place - Flat D3, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.59%
D4	Mr B J A Hutt	33 Radnor Mews, London, W2 2SA	1.62%
D5	Silversands Resources LLC	c/o Vuna Capital Trustees (Mauritius), Level 10, NeXTeracom, Tower 1, Cybercity, Ebene, MAURITIUS, 7	1.24%
D6	Thracia Investment Ltd	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	1.59%

D7	T C Hill & L Hill	NO CORRESPONDECE TO BE SENT VIA POST, D3, La Clare Mansion, 92, Pokfulam Road, Hong Kong	1.24%
D8	V, J, A, & Apipu Phataraprasit	Pimlico Place - Flat D8, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.62%
D9	C S Shaftesley	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	1.24%
D10	M Kohli	Pimlico Place - Flat D10, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.24%
D11	Mr Deepak Sabnani	Pimlico Place - Flat D11, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.24%
E1	Qu Wang	Pimlico Place - Flat E1, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.54%
E2	Mr Mikhel Chandra Pipariya & Ms Sonam Lalwani Lalwani	Pimlico Place - Flat E2, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.30%
E3	Peter Sten Bertelsen	Dencombe House, High Beeches Lane, Handcross, West Sussex, RH17 6HQ	1.30%
E4	Peter Sten Bertelsen	Dencombe House, High Beeches Lane, Handcross, West Sussex, RH17 6HQ	1.50%
E5	Andrew Brown	c/o Ms Asami Miyoshi, c/o London Tokyo Property Services, Central London Office, 115 Baker Street, L	1.40%
E6	Mr S Nassiri-Shahroudi	Pimlico Place - Flat E6, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	0.85%
E7	Chawki Karam	Pimlico Place - Flat E7, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	0.71%
E8	Dalmatia Investment Ltd	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.71%
E9	Miss Elizaveta Kolesnikova	Pimlico Place - Flat E9, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	0.92%
E10	Julia Sz-Hing Hunt Chan	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	1.32%
E11	F Steadman	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.84%
E12	Shen Xiangjun	Pimlico Place - Flat E12, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.40%
E13	Mr Andrew D Archibald	C/O JLL, Unit C1, 4 Riverlight Quay, London, SW11 8DG	0.85%

E14	A S Bailey	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	1.06%
E15	T Steadman	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	1.22%
E16	Mr & Mrs P Cleary	Pimlico Place - Flat E16, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.36%
E17	G & L Property Partnership LLP	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.84%
E18	Mr Hugo & Mrs Emma Brown	The Old Rectory, Stoke Lyne, Oxfordshire, OX27 8RU	1.40%
E19	Mr Andrew Peter Dent	Pimlico Place - Flat E19, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	0.85%
E20	D & M T O'Brien	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.71%
E21	Aquitania Investment Ltd	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	1.94%
E22	H E Tortoiseshell	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.84%
E23	Mr P E Morris	Pimlico Place - Flat E23, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.40%
E24	J S & M P Ogilve	c/o Chestertons, 26 Clifton Road, London, W9 1SX	0.85%
E25	Kristina Stowasserova	Pimlico Place - Flat E25, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	0.71%
E26	J Harries & E Choi hung Lee	c/o Andrew Reeves, 81 Rochester Row, London, SW1P 1LJ	1.94%
E27	Mr N Sapuric	Pimlico Place - Flat E27, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	0.84%
E28	Mrs F Meneghel, Mr M and Mr L Frattini	Pimlico Place - Flat E28, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	1.40%
E29	David Chi Leung Tong	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.85%
E30	Dalmatia Investments Ltd	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	2.17%
E31	Mr S & Mrs G Evans	The Manor House, Adwincle, Nr Oundle, Northamptonshire, NN14 3EA	1.40%

F1	James Luke Holdsworth	Lowick, Lincombe Lane, Oxford, OX1 5DZ	0.98%
F2	Hibiscus Investment Holding Ltd	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.98%
F3	Hibiscus Investment Holding Ltd	c/o Phillips & Southern, Onslow Hall 2nd Floor, Little Green, Richmond upon Thames, TW9 1QS	0.98%
F4	Mr & Mrs A Aglionby	c/o JMW Property Management, 71-75 Shelton Street, London, WC2H 9JQ	0.98%
F5	Karen Alexandra Hamilton Hobson	Flat F5, Pimlico Place, 28 Guildhouse Street, Pimlico, London, SW1V 1JJ	0.98%
Flat 80	Yaroslav Kukharev & Kateryna Potapova	Apartment 70, Consort Rise House, 203 Buckingham Palace Road, London, SW1W 9TB	—
Flat 81	A Protasova, T Protasova, V Damaskinskiy	49 Wood Vale, Dulwich, London, SE23 3DT	—
Flat 82	Network Homes	Pimlico Place - Hindon Court Shared Costs, Olympic Office Centre, 8 Fulton Road, Wembley, HA9 0NU	—
Flat 5	Vacant	—	—

■ INSURANCE POLICIES - COMPLETE COVERAGE

[illegible]

+ 41 more policies			
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■ 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			