

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti

By email: info@mrpennisi.com

5 November 2024

Dear Ms Spalletti

You and Alexander Walker – 92 Ollerton Road, London, N11 2LA

I have been instructed by Alexander Walker in relation to your jointly owned property, 92 Ollerton Road London, N11 2LA (the “**property**”).

Now that your relationship has broken down, arrangements need to be made in relation to the property. I understand that despite the property being held in joint names, my client has contributed more to the overall costs of purchasing and renovating the property (around £222,000 vs your total contribution of around £202,000) and there is ample evidence to support this. Notwithstanding this, my client will agree for the equity in the property being split 50/50. He is making this proposal now in order to resolve matters swiftly and amicably and so as to avoid both of you incurring unnecessary legal costs.

While the quickest and easiest solution for my client would be for the property to be immediately prepared and marketed for sale (with the net proceeds to be divided), my client understands that you are attached to the property and that your preference is therefore to remain living there. Accordingly in order to facilitate this, my client will agree to transfer the property into your sole name, provided that the following conditions are met:

- I. You pay to my client a lump sum of £213,020 by 4pm on 31 January 2025 in order to “buy my client” out of his share of the property. This is calculated as follows:

Equity calculation	
Estimated sale price (per Zoopla – details enclosed)	£903,000
Outstanding mortgage as at October 2024	-£506,960
Total equity	£396,040
Lump sum calculation	
50% of equity	£198,020

Additional lump sum*	£15,000
Total	£213,020

*The additional £15,000 is to be paid to my client to compensate him for the fact that you will not be incurring any of the costs associated with selling the property, you will not be incurring any rent or stamp duty associated with moving house and the fact that you will be retaining all of the furniture and chattels. My client will of course incur significant costs associated with purchasing a new property and replacing his furniture etc.

2. From 1 December 2024 you shall discharge as and when each payment becomes due, be solely responsible for and in any event indemnify my client against:
 - a. all interest and capital repayments due in respect of the mortgage secured against the property; and
 - b. all sums due in respect of service charge, council tax, utilities (including but not limited to gas, electricity, water, internet and telephone accounts) and buildings and contents insurance premiums in respect of the property;
3. You shall procure the release of my client from any liability under the mortgage by 31 January 2025, and shall in any event indemnify him against all such liability, failing which the property will immediately be placed on the market for sale, with you and my client to have joint conduct of the sale. If the property is sold, then the chattels/furniture in the property will need to be divided equally by value by agreement;
4. Within 52 days of receipt of the lump sum referred to at point 1 above, together with satisfactory evidence that my client has been released from any liability under the mortgage, my client shall transfer his legal and beneficial interest in the property into your sole name; and
5. The costs of the transfer shall be borne equally.

This is a significant compromise on my client's part as given the amount of money and effort that has been spent on renovating the house, he would expect that the house would sell for more than £903,000 if it were marketed for sale today. You would of course be able to realise the property at a greater value and solely benefit from the increase in the property's value.

While writing I enclose a notification that my client has received from BT presumably because you are seeking to transfer the internet service into your name. Please can you arrange this forthwith? My client will cooperate as far as possible, but you will need to meet the early termination charge. I also enclose an invoice of £6,679.23 from the electrician. My client has already paid his share of this. Please arrange for the remaining sum of £6,679.23 to be paid directly to the electrician.

I understand that my client purchased a Samsung TV, which was broken during the renovations. The insurance replaced it with an alternative LG TV, which has a value of £1,299 (the relevant invoice is enclosed). My client intended to return this, but he understands that you have unboxed it and that you are now using it. My client will not seek any compensation for this on the condition that the above proposal is agreed.

Finally, I understand that you are in the process of unilaterally instructing builders/contractors to undertake works at the property without my client's consent. For the avoidance of doubt my client does not agree to any works being undertaken to the property without his prior written consent and insofar as you incur any costs in relation to this, he shall not be liable for the costs incurred by you.

Obviously if you do not accept this proposal then my client will need to consider what other steps need to be taken to ensure that the property can be sold, as his current living situation is not sustainable, and he needs to be in funds so that he can rehouse appropriately.

If agreed, then steps will need to be taken to formalise the agreement. I advise you to take legal advice on the contents of this letter. I look forward to hearing from you or your solicitor.

Yours sincerely



SARAH WALKER

Enc.

This is the attachment Ms Walker submitted to justify an overvaluation of £103,000, based solely on Zoopla screenshots. She used this to support a demand for full payment of £213,020 by no later than 4pm on 31st January 2025, completely disregarding the detailed information and photographs I included in my statement, which clearly demonstrate that such an estimate is unrealistic given the current condition of the property.

My statement also made my dire financial situation absolutely clear — I could barely afford to pay my heating bills, let alone raise over £200,000 in two months. It is unclear how Ms Walker thought I could access such funds, or how she imagined a bank would approve me to take over the mortgage under these circumstances.

I should not be expected to incur legal costs to respond to such an unreasonable proposal, especially when my statement had already made it clear that I was not in a position to buy out her client. Given that my financial position was clearly set out, Ms Walker ought to have considered this before issuing such a demand, and I should not be held responsible for failing to respond to something that had already been fully addressed.

**PLEASE NOTICE HOW THIS CONFIRMS THE SECOND OFFER
THEY MADE WAS ALSO COMPLETELY UNFAIR**



Academy Court, 94 Chancery Lane, London WC2A 1DT
T +44 (0)20 7421 8383 F +44 (0)20 7421 8384
E mail@hfclaw.com DX 251 London/Chancery Lane
www.hfclaw.com

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti
Via DC Jonty Proudfoot

By email: jonty.proudfoot@met.police.uk

10 March 2025

WITHOUT PREJUDICE SAVE AS TO COSTS

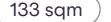
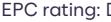
Schedule of Chattels

1. Charles Tyrwhitt navy suit (with orange trim);
2. Light beige linen suit;
3. Sofa that cost around £2,500 (my client is paying for this on a monthly basis – as an alternative my client is content for you to buy the sofa from him for £1,500);
4. Television (which my client paid for – the TV is more valuable than this but as an alternative my client is content for you to buy the TV from him for £850);
5. Samsung sound bar (my client is content for you to buy this from him for £150);
6. Computer monitor and monitor mount that my client lent to you and has not been returned and accompanying cables;
7. Mattress that was/is kept in the front bedroom;
8. Duvet that was/is kept in the front bedroom (my client is content for you to buy the mattress and duvet from him for £150);
9. My client's belongings which are in the office at the end of the garden (including cable, computer keyboards, baskets, collapsable desk);
10. Pictures which belong to my client;
11. Gifts from Robbie Myerson which comprises of a chopping board and a kitchen knife, as well as a beer pump and lid;
12. Kitchen equipment (including large metal bowls, wok, chopping boards, taco press)
13. Tools (including his toolbox, battery powered drill, Makita jigsaw, wired drills, Dewalt drill and drill bits);
14. Samsung sound bar;
15. Speakers and amplifiers;
16. TP link deco WiFi points x3 (one external, one in the sitting room and one in the upstairs office);
17. Network switches x 2;
18. Russian MIG suit and helmet;
19. Network attached HP server (black box);
20. Barbeque;
21. All backgammon boards (my client believes there are four);
22. Orthodontist mouth guard and case.

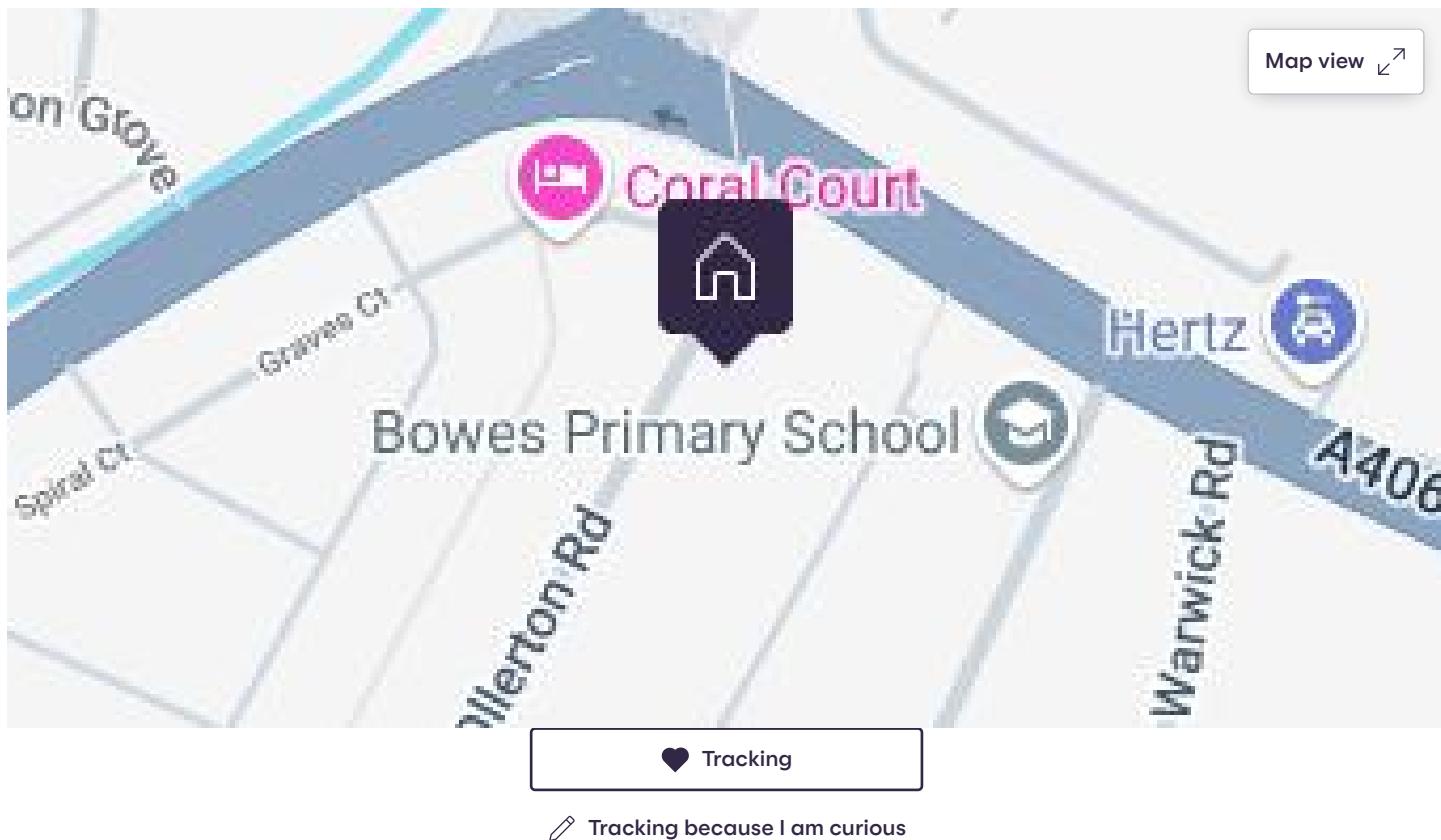
Currently off-market

This property is not for rent or sale on Zoopla.

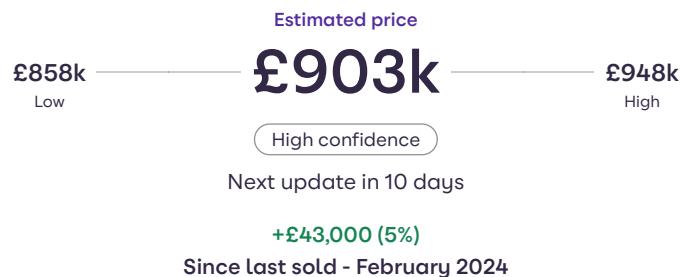
92 Ollerton Road, London, N11 2LA

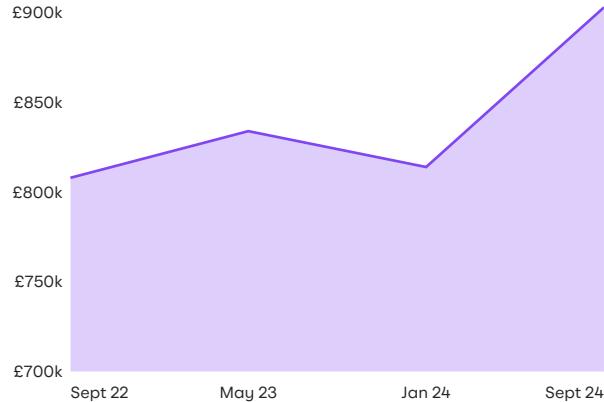
 Mid terrace house  4 beds  2 receptions [Something not right?](#)
 Freehold  133 sqm  EPC rating: D  Just curious

[See how much I could borrow](#)



Zoopla estimate





[See inside the estimate →](#)

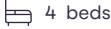
Get a free agent valuation

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Property timeline

Sold prices are provided by HM Land Registry and may take up to 6 months to appear.

Sold	February 2024	£860,000 +£455,000 (112%)
Listed	February 2013 	£470,000
	   	See archived listing on Zoopla
Sold	November 2007	£405,000 +£78,000 (24%)
Sold	March 2007	£327,000

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Remortgage calculator

Property value

£903,000

Loan size (60%)

£541,800

Loan term

25 yrs



Interest rate

5%

£3,167 per month

How much could I save?

In partnership with 

The calculator results above are not provided by Halifax and are only indicative based on a repayment mortgage product. The interest rate has been assumed to stay the same for the selected mortgage term. Repayments will be subject to the product provided and your circumstances. Your home or property may be repossessed if you do not keep up repayments on your mortgage.

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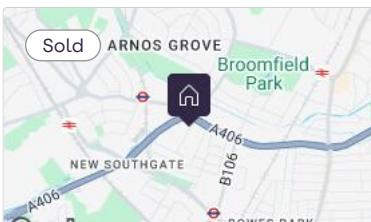
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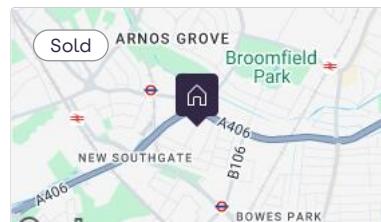
Properties sold nearby

[Map view](#)



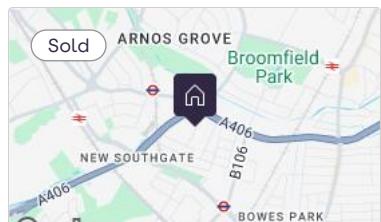
Sold 31 March 2023

£670,000



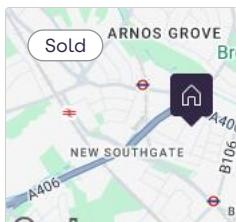
Sold 1 December 2022

£910,000



Sold 21 June 2024

£632,000



Sold 20 December 2023

£905,500

3 1

87 Ollerton Road, London, N11
2JY
0.02 miles from this property

4 2 1

68 Ollerton Road, London, N11
2LA
0.04 miles from this property

3 1 2

65 Ollerton Road, London, N11
2JY
0.05 miles from this property

4 2 1

57 Stanley Road, Lo
2LD
0.07 miles from this p

Properties for sale nearby

[Map view](#)



£700,000 **Dexters**

4 2 2

4 bed property for sale
Stanley Road, London N11



£695,000

A Smooth Move

3 2 1

3 bed semi-detached house for
sale
Bowes Road, London N11



£132,000

1 1 1

1 bed flat for sale
Coral Court, Arnos Grove N11



£325,000

1 1 1

1 bed flat for sale
Coral Court, Arnos Gi

[See all residential properties for sale in N11 →](#)

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Someone wants to take over your line ↳ Inbox



btcomms@info.bt.com
to amlwalker

Tue, 3 Sept, 00:45



A change to your services

Hello Alexander,

Another customer wants to take over the services at your address on 17-Sep-2024.

If you're not moving on this date, or expecting another customer to take over your line, we can cancel or amend the order and make sure your service isn't affected. Please call us on 0800 500 288 no later than 2PM one working day before 17-Sep-2024.

Early termination charges

As you're still within the minimum term of your contract, you'll have to pay a charge for each month you've got left. We expect this to be £233.79 by the time you move.

What happens next

If we don't hear from you, we'll end your contract and allow the transfer to the other customer. You'll then receive your final bill within seven days.

Please don't cancel your Direct Debit until we've taken the final payment. We'll do this automatically when the final bill is settled.

If you've got any other services connected on your line, we'll stop them when the service is taken over. Any mobile services you have with us will continue as normal.

Moving home?

If you're moving home and haven't told us yet, call us on 0330 1234 150. The sooner you do that, the easier it is for us to arrange things for you.

Brilec Electrical Services

£6,679.23 GBP

Due 9 Sep 2024

Invoice #: INV-1076

[View Invoice](#)

Hi Irene/Alex

Here's invoice INV-1076 for GBP 16,358.23.

This invoice is seriously overdue and I would appreciate it being settled promptly.

The amount outstanding of GBP 6,679.23 was due on 9 September 2024.

View your bill online: https://in.xero.com/GDrFDhIrDOXC3vkJ1NUsFJ10251NJ_BxEpdDS72h

From your online bill you can print a PDF, export a CSV, or create a free login and view your outstanding bills.

If you have any questions, please let us know.

Thanks,
Brilec Electrical Services

Description	Amount
Top floor Bedroom 5 x double sockets. 1 x usb double socket. ...	0.00
Mid floor Back bedroom 4 x double sockets. 1 x usb socket. 1...	0.00
Ground floor Porch 1 x point ready for sensor light. 1 x outsi...	0.00
<i>+ 5 more line items</i>	
Amount Due	GBP6,679.23

Delivery Only	FREE
 1 x 2023 55" QN88C Neo QLED 4K HDR £879.20 Smart TV QE55QN88CATXXU Save £219.80 (Was £1,099.00)	
Serial number(s): 0F1Z3SEX100054 Delivery requested for: 09/02/2024	

Next or named day delivery	FREE
----------------------------	------

Ordered item(s)		
 1x LG - OLED65B42LA 65" Smart 4K Ultra HD HDR OLED TV with Amazon Alexa	£1,299.00	
Product code 600281		
1x Remove and recycle your old appliance	£20.00	
Product code 111302		

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1
Exhibit n° ISS-60
Exhibit dated: 10/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-60 • ESSENTIAL & IMMEDIATE PROPERTY WORK NEEDED
quotes, referred to in the Section 8.1.33

staircase painting and wallpaper stripping [initiated by the respondent, who gave up after 20 minutes, leaving the walls in the condition shown in the photos]

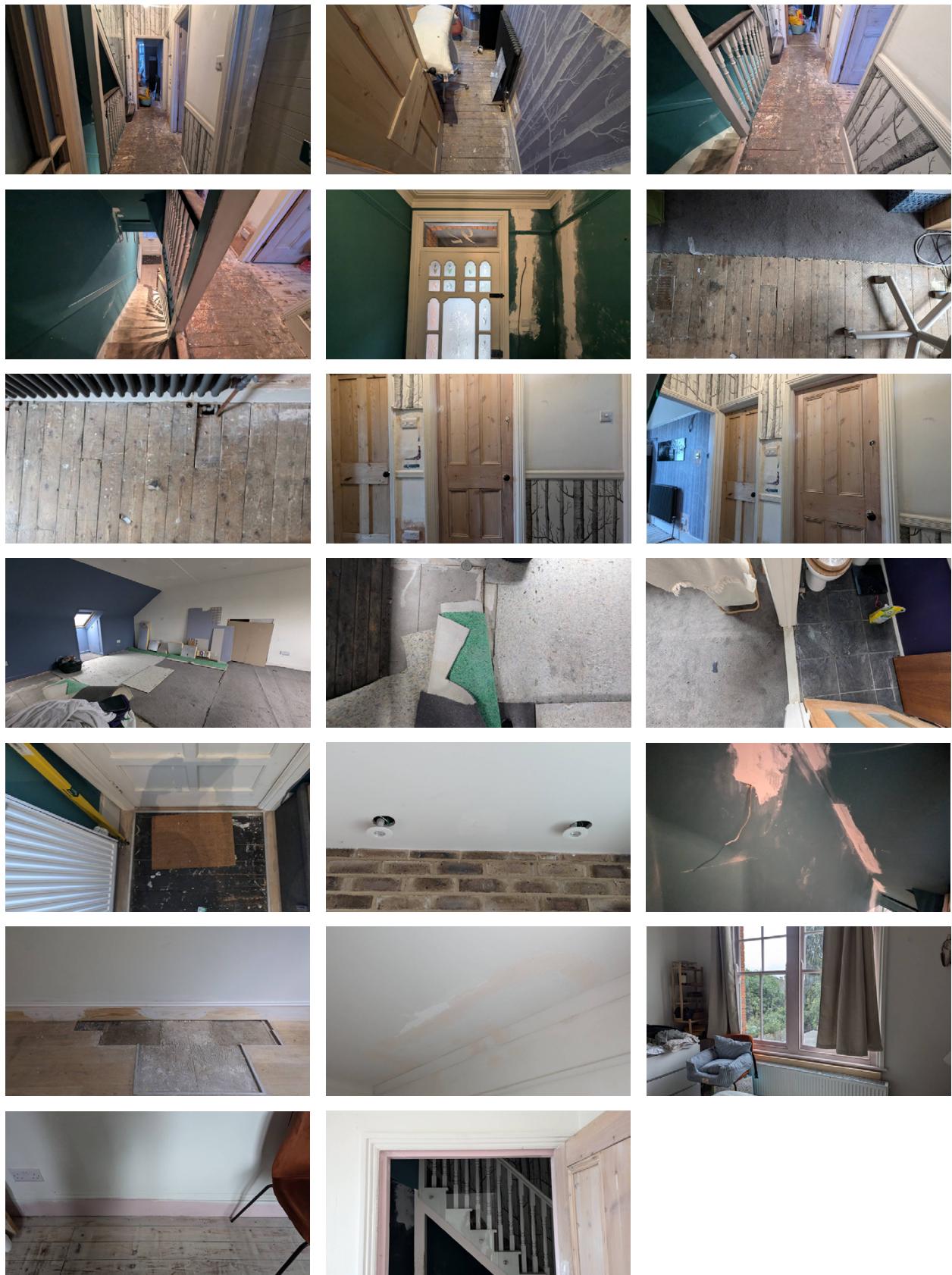
estimate: £3,800

replacement of carpet loft* & first floor: £3,200 / £4,299.96

restauration of wooden floors & loft floor fitting*: £3,310 / £5,040

*either or

total cost estimated between **£10,310 - £13,139**





Miss Irene Spalletti
92 Ollerton Road,
London
N11 2LA

9th January 2025

Dear Miss Spalletti,

Re: 92 Ollerton Road, London, N11 2LA

Thank you for inviting us to look at your property. It was a pleasure to meet you and we really appreciate the opportunity to discuss with you the best form of marketing of your home.

We would be delighted to assist you in selling your property and with a large number of willing and able buyers we would aim to secure a sale on your home in the shortest timescale possible at the best possible price. Marketing is vital in any selling process at Oyster Properties we take great pride in our bespoke marketing for all properties.

There are a number of factors to consider that will affect the value and this is based upon comparable properties sold or available for sale in the area, location, specific characteristics of your property as well as current market conditions.

Taking all of these factors into careful consideration, my professional opinion is that the correct value is in the region of £800,000 - £850,000. The property currently requires painting and decorating throughout, new flooring on the staircases and bedrooms, and securing of the electrical wiring on the ground floor and staircase area.

Should the above works be carried out and the property's presentation is improved, we would recommend marketing the property for the initial asking price of 'Offers Over' £850,000.

Our fee is based on a Sole Agency Agreement at a special rate of 1.25% + VAT of the actual sale price of your property. Oyster Properties will only expect any fees when we introduce a buyer to your property which goes through to completion. All of the marketing materials such as Energy Performance Certificate, floor plan, photographs and video of the property are included in this fee on a Sole Agency Agreement basis.

Once we have received instructions, we will commence marketing of your property to suitable pre-qualified buyers on our mailing list. The property will also appear on our website as well as all the leading internet portals including Rightmove, Zoopla, Primelocation and On the Market.

Should you have any further questions, please do not hesitate to contact us.

Yours sincerely,

Irina Valeva BA, MSc
Sales Director

Head Office | 845 Honeypot Lane | Stanmore HA7 1AR
T. 0208 951 5558 | stanmore@oysterproperties.co.uk

Arnos Grove | 329 Bowes Road | London N11 1BA
T. 0208 368 5886 | arnosgrove@oysterproperties.co.uk





Ms I Spalletti
92 Ollerton Road
Bounds Green
London
N11 2LA

Our ref: VAL01/2303677

7th January 2025

Dear Ms Spalletti

92 Ollerton Road, Bounds Green, London, N11 2LA

Thank you for the opportunity to provide a valuation for your property.

Suggested asking price

Taking into account your timescale, current market conditions and sales of comparable properties in your local area, I recommend an initial asking price of £800,000 for the property in its current state and £900,000 if works have been carried out.

Please note, this figure is for marketing purposes only and I have not carried out a survey of the property's structure.

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Dear Ms Spalletti,

Thank you once again for allowing me the opportunity of visiting your property.

I confirm in my opinion that the property's **current market value is in the region of £800,000 and £820,000**. However, with the works outstanding the property would be worth in the region of £875,000- £900,000

Whilst writing, I confirm that we are currently offering a sole agency commission rate of 1% plus VAT. We work on results - therefore if we do not find you a buyer, 'No Sale, No Fee' will apply.

Please contact us on 020 8881 5288 to confirm that you wish to proceed, or if you have any further questions.

Yours sincerely,

Mark Cruttwell

Miss Irene Sara Spalletti
1st STATEMENT
of the applicant: Miss I - S Spalletti
Statement n°: 1
n° of Exhibits: 121
Dated: 22/10/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

1st STATEMENT
of the applicant Miss Irene Sara Spalletti

I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth. I believe that the facts stated in this form and any continuation sheets are true.



Introduction

1.1

1.2 My full name is: **Irene Sara Spalletti**

1.3 My full address is: **92 Ollerton Road, N11 2LA, Enfield**

1.4 I make this statement in support of my application for a non-molestation order against my: **ex-partner**, whose full name is: **Alexander Michael Luke Wolf Walker**

1.5 I am also applying for an **occupation order**

1.6 The occupation order should be subject to the following address:

92 Ollerton Road, N11 2LA, Enfield

I have provided further information about the address in the enclosed FL401 form.

This includes who lives at the address and details about the ownership and/or tenancy arrangements.

1.7 I am asking for a **without notice order**, for the following reasons:

(a) The respondent's abuse is relentless and my safety is still at risk despite his bail conditions; I believe he would try to avoid receiving court documents and delay proceedings.

(b) The respondent's behaviour is extremely unpredictable and he would attempt to dissuade or prevent me, through intimidation or manipulation, from making this order. After less than two weeks he is already requesting a bail variation and attempting to come back to the property.

(c) The respondent has already, in the past, threatened to hurt me and to: "make me pay the consequences" if I try to take action against him.

Background

1.7

- (1) I was born on the 11th June 1986 in Luxembourg to Italian parents. I went to the European School and finished my studies obtaining a European Baccalaureate in 2004. Further studies and certifications include BTEC Diploma in Art & Design Foundation Studies from Kent Institute of Art & Design (Maidstone), BA (Hons) in Fashion & Textile Design from Nuova Accademia di Belle Arti (Milan, Italy) and a Postgraduate Diploma in Visual Communication from the London College of Communication completed in 2011.
- (2) Now, after careful consideration between pursuing a career as a social worker or following my passion for horticulture, I ultimately chose the latter. I am now enrolled at Capel Manor College in Enfield, studying for the RHS Level 2 qualification.
- (3) After working as a Graphic Designer for many years, I established my own company as an Advertising Consultant in 2015. While I enjoyed several successful years, my career faced challenges due to the pandemic and advancements in technology, such as AI, which ultimately led to my unemployment, though my limited company remains active. I am not receiving any benefits or Universal Credit and am relying on financial support from my family.
- (4) I have been diagnosed with the following health conditions:
- (a) Fibromyalgia
 - (b) Chronic Fatigue
 - (c) Rheumatoid Arthritis
 - (d) Fiber Neuropathy
 - (e) Borderline Personality Disorder
 - (f) ADHD
 - (g) Depression and Anxiety
 - (h) IBS intensive upper stomach pain
 - (i) Dyspraxia
 - (j) Vulvodynia
- (5) Alexander Walker, the respondent, was born on the 24th February 1988. His father walked out on the family when he was three years old, passing away from alcoholism when the respondent was nine. The respondent attended boarding school at a young age and rarely returned home.
- (6) The respondent holds a degree in engineering and is currently employed by an American security firm, earning an annual salary of £109,560.
- (7) The respondent abuses Cannabis, spending over £100-worth weekly.

Patterns of abuse or other incidents

6.0

6.1 Other abusive behaviours I would like the court to consider

- (1) The respondent would purposely not assist me when I was vulnerable. He would not bring me water or necessary medications, telling me it wasn't that hard to get up and make myself soup when I had temperature and added demands for me to do household tasks even while I was unwell. When I would have extremely strong abdomen pain, physical flare ups of rheumatoid arthritis or fibromyalgia, more often than not, the respondent would laugh at me, screaming at me from down the stairs to "shut the fuck up and stop making - groan and pain related - noises" and that I was only doing it to get his attention, that I was faking being in pain.
- (2) On the 16th May, the respondent decided not to inform me that he was sending me to his mother's house while her guests were both positive for COVID. Just a few days later, we were set to travel to Europe to visit my parents—who, like me, were considered vulnerable and at risk.
 - (a) When I arrived at his mother's house, I was surprised that her guests wouldn't even greet me with a kiss. They were equally shocked that I hadn't been informed about the situation.
 - (b) The guests had met with the respondent a couple of days prior and had already tested positive, which they had communicated to him. When I confronted him about this, he denied having received that information and repeatedly claimed he didn't know (see Exhibit n° ISS-20).
 - (c) The respondent prioritised his mother's emotional needs over the health and safety of my parents, who had just recovered from life-threatening pneumonia. To him, ensuring his extremely social mother had company was more important than the potential risk to my parent's lives.
- (3) On the 19th June, in Paxos, Greece, the respondent lost control towards his mother in the same way he would toward me, simply because she hadn't turned off the air conditioning. For the first time ever, she was taken aback and shouted at him that he needed professional help (see Exhibit n° ISS-21).
- (4) On the 21st, while I was in the shower, I recorded yet another one of his outbursts of anger, which had started earlier in the car. He would constantly lose control if I dared to say anything during his endless monologue, despite his interruptions that often escalated to the point where I couldn't get a single word in (see Exhibit n° ISS-22).
- (5) I had sent the respondent a message over Signal, which was afterwards followed by a face to face conversation, saying that: because I had no income or savings left, I could not afford to put any money towards any house work besides the essential electrical works that were currently taking place; leaving him enough time to put a stop to the upcoming building work, which, incidentally, only he found important to do (see Exhibit n° ISS-23).

3rd July 2024

- (6) Back home, I was managing the house on my own. I spent over a week with barely any sleep, creating mood boards for the renovations and researching lights for the electrician. After discovering that the respondent had inaccurately measured the garden, claiming it was 7 metres shorter, I was left questioning whether the property measurements had been misrepresented during the exchange. My father and I dedicated two weeks to drawing up new floor plans with accurate measurements. In addition, I sorted through my boxes and managed to clear out ten of them. I also spent three days researching and testing various interior design software to effectively plan the essential renovations for the two bathrooms (see Exhibit n° ISS-24/A).
- (a) When I finally chose one, I dedicated the entire day to learning how to use the software, starting early in the morning. I watched video tutorials and worked on technical 3D drawings. Meanwhile, the respondent lay on the couch, watching Netflix and smoking a lot of weed. Not once did he offer to help.
- (b) Despite everything I was doing, the respondent would come back from the pub shouting that I was "doing fuck all", followed by obscenities like, "Do I have to do everything around here?" In response to this absurdity, I had asked him not to speak to me and to give me personal space, particularly in the bedroom. Of course, he ignored my request and, after work, positioned himself next to me on the bed, continuing his relentless accusations. All I could muster was, "I thought we agreed on you leaving me alone".
- (c) The respondent then leaned over me and, with an ironic laugh, said, "Let's see what you've done today—three lines? Oh well done!" (see Exhibit n° ISS-24/B).
- (d) By managing my time and observing all the hard work I was doing around the house, the respondent was fully aware of the hours I was putting in and the physically demanding tasks I was handling. Yet, he consistently dismissed every single thing I accomplished. While I was tirelessly working, he would once again be lounging on the couch, watching TV and getting high. It was unbelievable that he thought it was appropriate to disrespect me by claiming I was doing "fuck all"

10th July 2024

- (7) The next morning, the 10th of July, the respondent woke me up demanding I'd put the money back in the joint account, I calmly refused by giving him a short and direct explanation and called him a thief taking my money out of the joint account and for refusing to pay me towards household purchases .
- (a) The respondent then grabbed a 2L heavy duty refillable water bottle that was full to the top and physically intimidated me with it, clenching the fist that had the bottle in and pretended to hit me with it repeating over and over: "put the money back in the joint account, put the money back in the joint account."
- (b) He then began to laugh at me and tried slapping me on the face multiple times, then repeatedly pulled the duvet off me and attempted to pull off the mattress.

- (c) While I was still not reacting, I had asked the respondent to stop, multiple times and to leave me alone. But he had no intention of stopping. He then got up while I was lying on the bed, and stood over me, opened the lid of the water bottle, I am not certain but I believe he was (it has been recorded and attached as evidence to confirm this) laughing while beginning counting down from five, saying that if I hadn't put the money back by the end of it he would have emptied the bottle of water over my head.
- (d) At that point, the electrician that was standing outside on alert mode after hearing everything knocked at the door, called the respondent over saying: "it doesn't sound good at all from over here, stop!", and took him away from the bedroom making him go downstairs with him (see Exhibit n° ISS-25).
- (8) It was just a constant monologue from the respondent; there was never any intention of having a genuine discussion. He only sought confirmation that he was right and I was wrong. He felt superior as he screamed at me, calling me lazy and worthless. The respondent's sole intention was to dominate and win, with all his behaviour aimed at proving himself right at any cost.
- (9) However, simple tasks, like sending me a text with the five dates we had planned, took him from November all the way to February 7th to complete.
- (10) The respondent's unrelenting anger made it impossible for me to speak. I found myself living in silence, and the only time I could communicate with him without being shouted at was when we were using cocaine. As a recovered addict, I was very mindful of my use, only doing so when I needed to have a conversation with him, when I reached my limit of enduring the abuse, or when I felt extremely hopeless and unable to get out of bed. Occasionally, I used it as a way to help me remain non-reactive to his outbursts.
- (11) The constant threats directed towards my cats, the controlling decisions he made regarding our home, the persistent insults and lack of respect and appreciation he showed towards my parents, the shouting and yelling, throwing my belongings at me or damaging them against the wall, the ongoing belittling, name-calling, and undermining of me, the humiliating and degrading language he directed at me, the never-ending criticism, the manipulation, the monitoring of my time and making me account for it, the enforced rules and regulations he used to control me, the constant punishments he subjected me to, the threats and violence he used to inflict pain and fear, the restrictions and tension he created in our home, the anxiety and depression that ensued, the repercussions on my health and that of my friends and family, and the negative impact on my social life—I had enough (see Exhibit n° ISS-26).
- (12) I wasn't sleeping or eating, I had constant panic attacks, and even when we were asleep the respondent would kick me in bed, or call me names, or "spoiled brat".
- (13) After the discussion about the money he owed me, which he refused to pay back, his violence escalated like never before, and the threats to my cats continued. I genuinely feared for my life and the lives of my two cats. I needed to keep them safe, so my parents agreed to look after them until the respondent was no longer in my life.
- (14) I had to move out of the house, and this wasn't the first time. Multiple times, I had to flee to friends' houses for consecutive days because the respondent's behaviour posed a risk to my safety.

- (15) On the 14th July I drove home, to Luxembourg, with the cats, and by the 16th, I had broken up with the respondent.
- (16) My cats are still with my parents for their safety, but they are due to come back home soon, following the respondent's bail conditions.
- (17) I truly believed my life was at risk. I made a will and went to my friends to inform them face-to-face about what to do in the event the respondent would have seriously harmed me. I also told them where to find the evidence I had recorded of the incidents.
- (18) I had to return to London to set up a safe space and a good studying environment before starting my university course on the 10th September. Additionally, I was being trained by an old colleague, now a friend, in web development, and it was important for me to reach a certain level while I still had some free time.
- (19) I also thought it was important to come home to see if the respondent and I could coexist peacefully in the house without violence now that we weren't a couple. If that wasn't possible, I knew I needed to explore alternative solutions.
- (20) Given all of the respondent's behaviour, my parents felt it would be safer for me not to return to the house alone. They decided to come back with me and stay for a few days to ensure my safety.
- (21) When I informed the respondent, he launched into a new round of threats, saying things like, "You'll see what will happen if your parents try to come", "Your parents won't come until you've done this or that", and "If your mum comes, I'll sell the couch so she has nowhere to sit". He added, "I have more power to block your parents than you do to block me", and "If your parents come, I'll invite friends over, and I can't guarantee we won't keep them awake all night".
- (22) I decided it wasn't safe for them either, and I promised my parents that I would stay with my friend Danilo if the respondent's behaviour didn't change.
- (23) The respondent would shout at me and degrade by saying things like: "go fuck yourself, go on, take your toys out and fuck yourself with them ", or as previously mentioned: "go on, do us all a favour and go kill yourself", while shooing me away with his hands (**see Exhibit n° ISS-27**).
- (24) The respondent was constantly angry and shouting at me despite the fact that we weren't in a relationship anymore. Whether I'd ask him if he's seen a box I was looking for, or because I said that "he didn't bother answering my text message" - which he didn't, or because I had asked him to leave me the last loo roll (**see Exhibit n° ISS-28**).

Patterns of financial abuse

6.2

Financial abusive behaviours I would like the court to consider

- (1) The respondent has an annual salary of £109,560, to my unknown and having only just discovered, he has £146,988.69 in stock shares, various crypto accounts with large sums in it, an unknown amount to me of other savings spread over multiple bank accounts and, I believe, multiple investments with various friends and acquaintances. I am currently unemployed, though my limited company remains active. I am not receiving any benefits or Universal Credit and am relying on financial support from my family (**see Exhibit n° ISS-29**).
- (2) At the time of moving in the new property, the respondent had asked me not to expect from him to pay me back any of the money he owed me as he was "broke". I was okay with that as I didn't need it right away. We knew the first big expense for the house would be the complete rewiring of the electrics. Having had put £9,479 upfront for electrical appliances, various pieces of furniture, and home insurance, and expecting back from the respondent another £3,297 for other non house-related costs as well as £1,200 for one year of Amazon purchases on top of the above sum, we had agreed I would pay my half to the electrician upon receiving my money back from the respondent, a total of £9,236.95 that I still haven't gotten back (**see Exhibit n° ISS-30**).
- (3) The respondent had created an excel spreadsheet for the house costs, having ADHD and upon advice from a professional, I had designed my own as I was finding excel intimidating. I had printed a copy for the respondent on the 24th April but fearing his disapproval and constant complaints over everything, I had decided to wait for a day he would be in a "good" mood before sharing them (**see Exhibit n° ISS-31**).
- (4) On the evening of the 30th April I had handed to the respondent his own copy of the printouts which included all the information he was asking for. The respondent even complimented me on them.
- (5) This confirms the respondent was provided with all the information he had requested.
- (6) The initial estimate given was of £9,500, but, in actuality so far, currently totals £16,358.23 (**see Exhibit n° ISS-32**).
- (7) I was managing the house on my own. I spent over a week with barely any sleep, creating mood boards for the renovations and researching lights for the electrician. After discovering that the respondent had inaccurately measured the garden, claiming it was 7 metres shorter, I was left questioning whether the property measurements had been misrepresented during the exchange. My father and I dedicated two weeks to drawing up new floor plans with accurate measurements. In addition, I sorted through my boxes and managed to clear out ten of them. I also spent three days researching and testing various interior design software to effectively plan the essential renovations for the two bathrooms (**see Exhibit n° ISS-24/A**).
- (8) While I was doing everything in the house, the respondent refused to take on the one simple task of copying the 20 numbers from the printouts onto his own spreadsheet

- (9) Despite totally dismissing my own spreadsheets, sometime in Greece, the respondent voiced out an ultimatum, disclosing that if I hadn't filled in his excel spreadsheet with my purchases by the 1st July, it would absolve him from paying me back for them (see Exhibit n° ISS-33).
- (10) On the 26th June, I had sent the respondent a message over Signal that was afterwards followed by a face to face conversation, saying that because I had no savings left or income, aside from the help of my family, I couldn't afford and would not put any money towards any house work after/besides the essential electrical works that were currently taking place leaving him enough time to put a stop on the upcoming building works only he found important to do (see Exhibit n° ISS-23).
- (11) Despite me telling the respondent, he ignored me and proceeded with the totally unnecessary removal of the second fireplace that would have resulted in the gain of 1.44 x 0.35m of additional space in a room long 7.61m and wide 5.31m.
- (12) On the 27th June I received by email some blood test results that made me extremely worried. Those were given to me without any professional feedback until the 3rd July, date of the appointment with my GP. The values showed (or better, I then believed they showed) signs of bone cancer and related worrying factors. As my auntie was recently diagnosed with bone cancer I was obviously terrified of the possible outcome.
- (13) The respondent spreadsheet was not my priority. The respondent had the information he wanted me to add to the spreadsheet, and could have typed it in himself in 5 minutes but refused to do so.
- (14) My GP reassured me on the 3rd July that I wasn't in any new health related danger, and already by the same evening I was sitting down and focusing on the accounts (see Exhibit n° ISS-34).
- (15) It took me two days as I had to go through one year of Amazon purchases and bills from my previous home. I had taken the time to make sure all the numbers were correct, and had put together with care, on design software, PDF statements, with all the relevant sum and product descriptions, leaving no cost not proven for avoiding any new discussions and avoiding paying me back (see Exhibit n° ISS-35).
- (16) These were sent to the respondent on Saturday 6th at 01:00, only 48 hours after discussing my blood test results with my GP (see Exhibits n° ISS-36, n° ISS-37).
- (17) On the 8th July, the respondent asked me to put money into our Joint account for bills; I transferred £500, which was the full amount in the account on that day, meaning there was no money in it that belonged to the respondent.
- (18) By the 9th July, it was absolute hell in the house. The respondent had falsely claimed "You have spent £8,000 on things for the house, none of which you checked with me", "I'm not paying for [the electrician]. You can deal with paying him", "Anyway you will have to discuss with Brian how you are going to pay him then" (see Exhibit n° ISS-38).
- (19) I could not believe how, despite having over £200,000 in savings, the respondent would refuse to reimburse me for his share of the household items that we both used; stealing £9,479 from me and resulting in the loss of all the savings I had left (see Exhibit n° ISS-39). The respondent has yet to reimburse me for these shared expenses.

- (20) That same afternoon, the respondent went to the cash point and took out from the joint account that had a total balance of £500, the money I had put for the bills, £100 of my money to buy himself weed with (see Exhibit n° ISS-40). After I had noticed, I transferred the remaining balance back into my current account and by 23:00 purchased my Eurotunnel Shuttle back home to my parents.
- (21) The next morning, the 10th of July, the respondent woke me up demanding I'd put the money back in the joint account, I calmly refused by giving him a short and direct explanation and called him a thief taking my money out of the joint account and for refusing to pay me towards household purchases, this is when the electrician had to intervene (see Exhibit n° ISS-25).
- (22) The lies, the tactics used by the respondent to deny what we had previously agreed on and the extent of the threats and manipulations used by the respondent to avoid paying me back what caused me significant emotional distress and has undermined my financial security (see Exhibit n° ISS-41).
- (23) The respondent then threatened me with false legal statements regarding the house, claiming he owned more than me because he covered the building work (that I never agreed on) and that he had the power to evict me and the power to force the sale of the house without my agreement (see Exhibit n° ISS-42).
- (24) Then he started controlling me and lying to me that he had more power than me over the house, making threats he could have me out within seconds, faking laws or legal acts of some sort that he used as threats and manipulations, the respondent claimed he had the power to have my parents lose all their money they had put into the deposit of the house (see Exhibit n° ISS-43).
- (25) On the 14th July, I drove to my parents in Luxembourg with my cats and stayed there until the 2nd August; my cats remained until the respondent's arrest and consequent bail conditions.
- (26) On the 16th July I had broken up with the respondent. The breakup had zero emotional impact on the respondent, he said ok and went straight into talking about finances. He continuously and unstoppably argued with both my mother and I about the money he owed me. He unjustly retains funds that I contributed towards shared household expenses, despite repeated requests for reimbursement, denying agreeing on all the expenses, continuously claiming I had spent £8,000 without discussing any of it with him
- (27) The respondent immediately asked me for money for the holiday in Greece (see Exhibit n° ISS-44)
- (a) He had opened his statement, looked at the available balance on the day we began the trip, then subtracted the last day's remaining balance and divided it by 2.
- (b) Wrongly included in the two weeks spendings were:
the respondent's personal unrelated expenses, his online expenses, his personal monthly direct debits, personal travel arrangement of some sort as well as transactions between friends, and to and from his Monzo Pots.

- (c) The total spending, which includes all of the above, was £2,700 in 13 days, for 3 people, 2 of which stayed the whole length of time, and the other, his mother, stayed 8 days.
- (d) He claimed I owed him £1,300 and more for transactions paid from another card.
- (e) Despite bragging about his education, having a degree in engineering, and how much smarter than most people he is - the respondent's maths didn't add up at all.
- (f) Remembering he had already told me he had calculated that I owed him just under £1,000, and demanded I almost immediately transfer it over to him, I realised the amount he was now asking was significantly higher: by over if adding the transactions not listed on the Monzo statement.
- (g) I asked the respondent to email over the bank statements in PDF format, including the date and description of each transaction.
- (h) The bank statements proved that the respondent had added almost £400 to the total and that the respondent had tried to manipulate me into covering for his mother's food and drinks.
- (i) The respondent tried to manipulate me into making me pay for two of them getting drunk on the days I wasn't even with them. I told him as much, hoping he would recalculate, and attempt to not look so obviously guilty of insulting my intelligence and stealing from me.
- (j) The respondent, as always, doubled-down his initial argument without adapting his thought process to the new information he now had, guaranteeing his maths were correct, and that he had not included his mum's costs; bar tabs from the days I had spent in bed, depressed, and hiding away from the respondent were included in my costs.
- (28) On top of the above sum, by the 16th July, the respondent owed me another £3,297 separately from the costs related to the new home. He again did some so-called maths and responded with: "based on your numbers and my calculations I therefore do not owe you: £3,297 but rather £189" (see Exhibit n° ISS-36).
- (29) All this started the day of the break up and went on until his arrest.
- (30) On the 17th July, the day after the breakup, the respondent deliberately coerced me into paying for his mother's holidays.
- (31) This happened three times in eight days. For three whole days I was secluded in a bedroom on a Greek Island because I didn't want to cross paths with the respondent, his unstoppable anger, and his public shaming and name-calling.
- (32) People witnessed the respondent's behaviour in cafés and terraces; at least five strangers approached me asking: "what the hell are you doing with that? "He's a total arsehole", "How can one have no shame in publicly treating a human being this way?" and "what kind of man treats a woman this way".

- (33) By that point I wasn't so shocked anymore but nonetheless always unexpectedly surprised, at the endless ingenious justifications he would come-up with to get out of doing, paying or taking responsibility for something.
- (34) The respondent turned every money transaction into war, arguing £4 worth of cat food or asking me £2 for a joint, £5 for eating two mouthfuls of his take out worth £4 etc...
- (35) Following the break up the respondent began threatening me to take my bedroom and to put locks on the rooms so that I couldn't have access if I kept on asking him for the money he owed me (see Exhibit n° ISS-45).
- (36) On the 15th August the respondent came up with another one of his controlling ideas. He agreed to pay me what he owed for the furniture and other household-related costs, but only under one condition: By paying half, he would become a co-owner of everything, which would give him the legal right to sell it. Obviously, that was ludicrous. One option we were considering to resolve the housing situation was to rent out the entire property. The furniture belonged to the house and needed to remain there; selling it was never going to be an option (see Exhibit n° ISS-46).
- (37) I have also noticed the respondent was moving hundreds and thousands of pounds daily between his personal accounts via the joint account. I have asked the police to investigate this further (see Exhibit n° ISS-47).

6.3 The impact of these incidents on my health, safety and wellbeing:

- (1) I was unable to engage in activities I once enjoyed and became increasingly socially isolated. My sleep was severely disrupted, leading to insomnia with periods of either barely sleeping or oversleeping, which greatly exacerbated my overall distress.
- (2) As the respondent became physically violent and abusive towards me, I lived in constant fear of how severe his actions might become. I was frequently terrified that his violence would only end with my death.
- (3) I lived in constant fear for my life and took measures to protect myself, such as hiding my car keys, home keys, laptop, and phone before he could find them. Additionally, I was forced to leave the house and stay with friends because I no longer felt safe at home.
- (4) Under the respondent's constant control, I was frequently punished and had to adhere to his strict rules. This relentless fear of punishment created a pervasive anxiety. I was constantly worried he would act on his threats, and that he might harm my cats, my parents, or dispose of my furniture and personal belongings whenever I left the house, which made me afraid to leave home.
- (5) The situation had serious repercussions on my parents' health and well-being, adding to my stress.
- (6) The respondent's attempts to undermine my future were particularly devastating. He actively tried to prevent me from returning to my studies, dismissing it as an excuse to procrastinate, and obstructed my efforts to apply for minimum wage jobs in my new field of study.
- (7) The respondent systematically sabotaged my career prospects and academic goals, leaving me feeling trapped and powerless. He never inquired about the university open day, showed no reaction, and completely ignored me when I told him I had been accepted into the course.
- (8) The respondent exploited my anxieties and beliefs, abusing his position of trust. This manipulation included insulting and belittling me in front of others, engaging in gaslighting, and making me the target of ridicule. His actions included kicking me in my sleep, throwing objects at me, and threatening to do so, all of which contributed to my constant fear and anxiety.
- (9) This situation led me to live curled up in a foetal position under the duvet whenever I heard the respondent in the house, overwhelmed by fear and anxiety.

6.4 People I have told about the incident:

- (1) People I have told about the incidents
- (2) My parents, my sister and my uncles and aunties
- (3) The respondent's best friends - Robbie Myerson and his wife Ziba Goddard
- (4) Nona Sichinava - My neighbour at the time
- (5) Hometown friends: Alice Lever, Barbara Carrer, Christopher Hodson, Nicolas Frey

Witnesses and people who witnessed the impacts of the abuse on my health:

- (6) Jane Dodson Walker - the respondent's mum
- (7) My mother
- (8) Friends in London: Danilo di Marco, Pookage Hayes
- (9) Manuele Rosario Pennisi - one of my closest friends
- (10) Claudia Crosio Leonardi Stebbins - one of my closest friends
- (11) Brian Pritchett - The electrician
- (12) Dr. John Helps - Specialist in Sexual Trauma Clinical Psychologist, St Mary's Hospital
- (13) Olena Baeva - Couple therapist at Leone Centre
- (14) GP Dr. Saima Shah - Half Penny Steps Health Centre GP Practice, W10
- (15) My skincare therapist Elli at Dr. Medispa in Loughton
- (16) Neighbours at 90 Ollerton Road, Mukhta and Kanu Darji
- (17) NCDV and Women's Aid - witness of the impacts of my mental and physical health
- (18) The Police - witness of the impacts of my mental and physical health

Occupation order

7.0

7.1 The respondent and I have the following responsibility for the relevant home

- We have joint responsibility for a mortgage

7.2 I have the following housing needs

- (1) Due to my health conditions, including Fibromyalgia and Rheumatoid Arthritis, the physical and emotional strain of moving would severely impact my well-being. Additionally, I have no financial capacity to secure a new rental property at this time.
- (2) I have no alternative housing options available to me in the area, and relocating would not only disrupt my stability but also negatively affect my educational commitments and health management.
- (3) I am currently not working, my family and the little savings I have left help to pay part of the mortgage but I cannot afford to put a deposit down on a new rented property and I will not be able to get a rental without a proof of income.
- (4) Every single item in the property belongs to me. I would have to go through selling everything and then rebuy furniture in the new rented property or have movers moving all the furniture resulting in very high costs. It would extremely also affect my physical and psychological health.
- (5) On my own, I looked after every aspect of the property making it into a home, the respondent had no part in it whatsoever.
- (6) I have two cats I now need to look after. Moving home again would mean restraining their freedom for a few months again resulting in affecting their behaviour and mental health. They have been considerably traumatised by the consistent very loud noise from the yelling, shouting, hitting, banging and constant breakage of my personal belongings from the respondent.
- (7) Having grown up in another country, I have no family at all in the U.K and only a couple of friends.
- (8) My university classes are taking place 5 miles away from the property.
- (9) I have built a security network in my neighbourhood after the respondent's continuous abuse and I would be feeling extremely scared and isolated anywhere else than here.

7.3 The respondent has the following housing needs

- (1) The respondent has access to alternative accommodation at his mother's property, where he is currently residing free of charge. Given his financial stability and support network, he is in a position to secure housing without impacting his well-being.
- (2) The respondent works from home and has no need to live in this area.
- (3) The respondent is also planning on working from all over the world, continuously travelling for the next few years. A solid, fixed base isn't a priority to him.
- (4) **The respondent has a very large amount of savings, crypto currency, stock shares and investments and can afford rent elsewhere.**
- (5) **The respondent belongings are as follows: three boxes, two suitcases, one office chair, one mattress, one foldable table, a BBQ and my birthday present to him, a KitchenAid.**
- (6) The respondent has a huge network of friends, having grown up in this country as well as an extremely large family totaling over 50 members all living a maximum of two hours away from London, most of them in Winchester.

7.4 I am worried about the following if the order is not made

- (1) **I fear for my safety if the respondent is allowed to return to the property, as his previous aggressive behaviour and threats have been documented in police reports. An occupation order is essential to ensure my protection.**
- (2) **My life, physical beating and abuse resulting in life permanent physical damages.**
- (3) **My family's safety and health and the life of my two cats.**
- (4) **He is released on bail while they investigate to prosecute him for the Criminal charges of Controlling and Coercive behaviour inflicted on me. There is no benefit of doubt that my life will be in danger if the order is not made. He will make his life's purpose to punish me and to destroy both me and my family.**
- (5) **My mental health. He drive me into madness and push me to suicide.**
- (6) **I could become homeless if the respondent forces me from the property, having already deprived me of the savings I would need to find other accommodation.**
- (7) **He will destroy and damage all my belongings.**
- (8) **I would relapse in addiction.**

7.5 I request that the court makes an order that the respondent shall not:

- Enter or attempt to enter the address
- Go within a certain distance of the address

7.6 I also request that:

- All parts of the occupation order include a power of arrest

Disparities in financial and household contributions

8.0

- 8.1 I respectfully urge the court to give **careful consideration to the significant disparities in financial and household contributions** when making its determination.

- (1) The family home for which I seek an Occupation Order is: 92 Ollerton Road, Enfield, London, N11 2LA. Exchange completed the 2nd of February 2024.
- (2) 92 Ollerton Road is a three-bedroom house, which the respondent and I have shared ownership of; the mortgage is in both our names. The £510,000.00 mortgage is with NatWest Bank, title number MX46610, account no: 84721498, with a total monthly repayment of £2,425.15 payable on the first of each month. We both equally put £150,000 into deposit, my part was paid through a gifted deposit by my parents, having sold their house (**see Exhibit n° ISS-48**).
- (3) Our initial mortgage agreement expires on 31/03/2026.
- (4) The respondent has never contributed practically to the house; never fixing anything, never helping in the garden or the front patio, nor helping me to move any furniture into the house; he has never helped with the unpacking, and when I have asked for help he perpetually postpones the task until I inevitably have to do it myself. I have had to fold and organise his clothing intro drawers because I would otherwise trip over the piles he would leave in the shared spaces.
- (5) Despite my chronic physical illness (**see Exhibit n° ISS-49**), the respondent would never offer to help whenever he heard me struggling and in pain (**see Exhibit n° ISS-50**).
- (6) The only thing the respondent would do in the house would be baking bread that I couldn't eat due to my allergy to gluten, but never clean-up after himself afterwards, expecting me to do it on his behalf. He would eat all my food and finish it; I brought a huge amount of cold meat back from Italy - both for him but also for my dad, who was due to visit in the following weeks - he selfishly finished all the food I travelled back with, without leaving any for my dad or I.
- (7) The respondent would occasionally appear to be nice and bring a cheese toastie or a plate of pasta upstairs to my office, but afterwards he would make me feel extremely guilty for having eaten it, and would tell me I was taking advantage of him; sometimes he would even take it away from me because "I didn't deserve it".
- (8) I learned to not eat anything that came from him; terrified of the consequences of accepting it.
- (9) The respondent exercised control over me by repeatedly ordering me to perform all household chores and punishing me with verbal and physical aggression and threats—specifically involving my parents and my cats—if I failed to comply. He would take food away from me or hide my belongings such as car keys as further intimidation. While I managed the household, he spent his time in restaurants and pubs, or smoking cannabis on the couch. He completely neglected any household responsibilities; his mother frequently complained on how 'undomesticated' he was.

- (10) The respondent would regularly shout and yell at me for not performing the tasks that he, himself, would not do - and if I responded that his complaints weren't fair then he would shush me, and tell me I had no place to say anything back. It felt like his life purpose from the moment he woke up was to find something I had done wrong.
- (11) We drank 2kg of coffee worth £30 a month. The respondent would absolutely lose his mind when we ran out, demanding that I would keep at my job of buying it. The respondent only bought coffee once in 12 months, never filled the coffee machine with water, and never contributed to the total cost of £360/year.
- (12) In March, the respondent broke an indoor plant pot worth £100, containing a plant that was a present from my mother. Despite continually asking him to re-pot it, by mid August, the respondent eventually did, but planted it outside killing the plant. Never has he offered to replace the pot, nor to fix, replace, or pay me back for my belongings that he has broken, such as my bed, kitchen items, beauty products, candles, and various other things that lived by the bedside table as well as great damage done to my car (see Exhibit n° ISS-51).
- (13) The only task the respondent would do in the house was his own laundry; he would then leave it all over the place - never folding anything or putting any of his clothes away in drawers or on the cloth racks - resulting in my having to fold and put them away. Comments like: "do you call this folded?" were a regular occurrence. The respondent never cleaned the house or the toilets, never moved empty boxes; till this day he still asks where the bin bags live (under the kitchen sink) (see Exhibit n° ISS-52).
- (14) The respondent never changed his bedsheets or helped folding them after the wash. He would make me do heavy duty jobs without lifting a finger to help. Despite owning very little, half of his stuff was spread all over the floor in shared spaces, and he constantly ignored my requests to put things away, leading to having to do it myself, on my own, every single time; walking up and down three floors of stairs, multiple times, carrying heavy items.
- (15) The respondent feigned ignorance as to how to behave whenever a bottle of milk had expired - requiring me to explain the process of draining it in the sink and rinsing before placing it in the recycling - and complained that doing so would make him puke; leaving the task to me.
- (16) The respondent was told by an electrician on the 11th July that we needed a plumber and someone to "look at the dead rats" hidden behind fitted furniture. Despite agreeing to "get a plumber in" the following week, no action has yet been taken (see Exhibit n° ISS-53).
- (17) The respondent has, since the beginning, refused to contribute to household expenses or household maintenance; we had agreed to share the costs of looking-after my cats and car prior to moving into the property, the latter of which we mainly used to drive the 2h30m to his mother in Calne each fortnight. He then denied making such agreements with me, and refused to share the costs of these responsibilities. He unjustly retains funds that I contributed towards shared household expenses, despite repeated requests for reimbursement (see Exhibit n° ISS-54).
- (18) The respondent would drive my car, often get fines for driving in the wrong lane, get out of the car in a non-parking zone, missing road signs, and then make me pay for them or threaten me if I refused to do so (see Exhibit n° ISS-55).
- (19) The respondent had wanted to buy a large property, the ground floor area of the house,

- excluding the garden, measures over 132m². However, he had refused to cover any costs associated with filling it or furnishing it.
- (20) The respondent moved in with two suitcases, three boxes, a mattress and a BBQ; every piece of furniture, every light bulb, every towel, kitchen tool, knife, every piece of dish ware, every mug, the drawers - it all came from my old property (**see Exhibit n° ISS-56**).
- (21) The respondent only just recently shared with me his intention to pay the couch himself in full, but simultaneously began using it in threats such as: "If your mother comes I will sell the couch so that she has nowhere to sit on".
- (22) The respondent falsely claimed to not have the money to contribute to the household costs, and would threaten me if I wouldn't stop asking for my money back.
- (23) The respondent controlled all household spending, only allowing purchases with his permission, which he frequently withheld for basic necessities such as cutlery, moth repellents, napkins, tablecloths, clothes hangers, and lights. He regularly argued over essential purchases like cleaning products, sponges, and toilet paper, and never contributed towards items like a vacuum cleaner, leaving me to cover these expenses from my own account.
- (24) Despite this, the respondent would have the finances to buy himself £100-worth of Cannabis each week, go out to restaurants and pubs with his friends 3-4 times a week; travelling back home by cab each time.
- (25) The respondent required me to get his permission and account for all expenditure, but excluded me from his own financial decisions; proceeding with building work I had previously told him I couldn't afford and was not a priority.
- (26) The respondent coerced me into buying a 2.5m long table and eight chairs to accommodate all his family and friends, despite me not needing to accommodate more than four, costing us over £2,000; an expense he made me pay for despite aimed at his needs only.
- (27) The respondent then refused to contribute towards the corresponding items needed to be bought as a set of eight, such as the costs of table linens for a table for eight, and stoneware set for eight, for which his share would have come to £200.
- (28) The respondent had asked the electrician to do extra work in his office without discussing it with me or even making me aware of, adding costs to the final invoice and is now expecting to pay for.
- (29) There is an outstanding electrician's bill for £7,358.23 and a cost of £2,500 to put lights around the house and hide the electric cables which I can not pay in full due to the respondent not reimbursing me for the shared household items that were all purchased using all my savings, now leaving me without any financial security and in a vulnerable position (£9,858.23) (**see Exhibit n° ISS-57**).
- (30) I contributed a total of £9,479 towards furniture and household items, which included purchases such as a dining table and chairs (£2,000), dishwasher, washing machine, tumble dryer and other household appliances (£7,479), other household expenses from Amazon, dating from October 2023 to now (£1,200), as well as non household related expenses (£3,297) I had covered for the respondent while he was claiming "to be broke and to have no money". The respondent has yet to reimburse me for these shared expenses.

- (31) I ask that he will be fully and solely responsible to cover the full mortgage, the bills (£578.26/month) (see Exhibit n° ISS-58).
- (32) That the respondent pays me back all the damages he made under violence, such as my office door, the front door, my bed and multiple other personal items (see Exhibit n° ISS-59).
- (33) In addition, the property needs essential and immediate repainting, the carpet that was stripped-away during the rewiring needs replacing, and the gaps in the ceiling (also caused by the rewiring) need filling. The lights for the electrician still need to be purchased and fitted. I kindly request for the respondent to cover the cost for completing them. This house is a building site, it's not a sustainable situation to be living in (£10,310 – £13,139) (see Exhibit n° ISS-60).
- (34) The house has no double glazing windows, the front door is broken, the energy costs to keep the house warm are extremely high due to hot air escaping (£23,873.16) (see Exhibit n° ISS-61).
- (35) I also ask for him to fully cover the essential house renovations necessary for us to be able to sell the house as soon as possible, such as the renovation of three bathrooms and the new windows for the roof (£23,000, £6,800), (see Exhibits n° ISS-62, n° ISS-63).
- (36) The respondent's spreadsheet calculates a total sum of almost £50,000 for the essential renovation works required to be able to sell the house - without the costs of the front door damaged by the respondent (see Exhibit n° ISS-64).
- (37) After over four months, the builder hired by the respondent in June—despite not having been agreed upon by me—still has not completed the work. He has persistently requested money from me in the evenings and then disappeared for weeks, halting progress halfway through the project. As a result, there is currently no flooring where he removed the fireplace and chimney, leaving a 3 x 2m hole in the wall on the top floor.
- (38) I ask for the respondent to be fully responsible to cover all the essential works to be able to live in the property.
- (39) I also ask the respondent to be responsible for all costs associated with the installation of security measures in the house - security measures installed to protect myself from him: a new front door without glass windows, a change of door locks throughout, security windows, and all other necessary security equipment
- (40) I kindly ask that the respondent be made aware that he does not own the TV, which was replaced via a home insurance claim that he has not contributed to (see Exhibit n° ISS-65).
- (41) Would that not be possible I ask for the respondent to buy me out immediately and pay me the £150,000 from the deposit as well as the £40,000 paid to him to cover further costs related to the purchase of the property. If the renovation works aren't covered by the respondent I cannot cover the costs necessary to fix the property as it is in its current state. The respondent has the money in his bank account to do so.
- (42) I would also like to request financial compensation for all the health issues caused by the abuse that my parents and I have gone through; none of us have managed to get any proper sleep in the last two months, I lost 10kg, I have constant panic attacks; I have been terrified of what he will do to me whenever he gets home from the pub.

- (43) For the respondent to fully pay for all legal costs related to the consequences of his actions and behaviour.
- (44) For all of these reasons, including his financial control over me, his theft from me, and his deceit regarding his financial situation to avoid contributing to essential household costs, I respectfully request that the court consider awarding me appropriate compensation.
- (45) In the event the Court would agree on the respondent being solely responsible for the mortgage I would like for the respondent to pay me back for the two months of September and October, where I continuously paid the mortgage despite his arrest ($\text{£1,207} \times 2$ months), **(see Exhibit n° ISS-66)**.

Closing summary

9.0

9.0 My closing summary is as follows:

I respectfully request that the court grant both a non-molestation order and an occupation order. The Respondent's abusive behaviour has severely impacted my emotional, physical, and financial well-being. Despite his bail conditions, I continue to live in fear for my safety. His controlling and coercive behaviour, both personally and financially, has created an ongoing environment of anxiety and distress.

Without these protective orders, I believe the Respondent will continue to make my life unbearable and put me at risk. He has already demonstrated an attempt to return to the property, which further heightens my concerns. These protective measures are crucial to safeguard my safety and well-being as I recover from the trauma caused by the Respondent's actions.



Irene Spalletti <irene.spalletti@gmail.com>

92 Ollerton Road

1 message

Alex Walker <amlwwalker@gmail.com>
To: Irene Spalletti <irene.spalletti@gmail.com>

29 July 2024 at 18:17

Hey,

Thanks Laura for the chat earlier, I have been thinking about it. I believe that Irene would like to stay in the house, so I've been thinking about options around that.

Ultimately I think that selling right now will be incredibly stressful and cause a lot of anxiety especially as I believe it will be expensive as well to sell. I understand that buying me out of the house is too expensive as well.

I had some thoughts and want to share them with you...

I understand that fully buying the house is too expensive, I wonder if there is an opportunity in the middle, where you buy half from me. I will then leave the house to Irene, she pays the mortgage each month - she can rent it out, rent out a room if she prefers and want to live there etc. If she decides to rent it out she can keep all the rent after paying the mortgage. I will not ask for any of the rent money.

Then when the mortgage needs renewing in 2026 you can sell it at a better time than now or you can keep it, but then we need an agreement that you sell within 5 years or officially buy the house from me with what is left from my investment. We can decide this if the idea works.

The important thing here in summary:

1. If you can meet somewhere in the middle, my investment amount is now a much smaller portion of the house and Irene is 'in charge' of the house
2. There is no rush to sell.
3. A room, or the entire house can be rented out and you keep the money (after the mortgage)
4. You can sell in the future, when the mortgage ends, or keep it and officially buy from me in the future if you prefer to keep it (we would need a time limit, it can't be forever...)

With renting a room out it should cover at least half of the mortgage. With the garden office it's an attractive rental. I would like a smooth solution for everyone, what I can also suggest maybe is I can pay my half for a couple of months for Irene to find a tenant.

I can then also maybe pay let's say some amount each month while I have to store stuff in the house which can help with the mortgage and a tenant maybe or Airbnb to cover more of it. Obviously when I found a flat to rent or something I can then take my stuff out of the house.

This will allow her to go to university, look for a job and get on her feet and we then don't have to "panic sell" the house and have the stress until that is complete.

I wonder what you think to something like this?

Alex x

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-29/A

Exhibit dated: 31/12/2023, 05/09/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-29/A • THE RESPONDENT'S FINANCES
payslip & stock shares, referred to in the Section 6.2.1

Despite the respondent constantly claiming "he's broke" he has an annual salary of £109,560, to my unknown and having only just discovered, he has £146,988.69 in stock shares, various crypto accounts with large sums in it, an unknown amount to me of other savings spread over multiple bank accounts and, I believe, multiple investments with various friends and acquaintances.

Alexander Walker Month Ending 31 Dec 2023**HUMAN SECURITY UK, LTD.**

Employee Details		Payments	Deductions
Works number Department Tax code National Insurance number National Insurance table	7886 Engineering K379 w1m1 JH470945B A	Monthly pay Cell/internet allowance	£9,000.00 £130.00

Total **£9,130.00**

Total **£3,841.80**

This Month	Year to Date	Payment
Taxable gross pay Employer National Insurance Employer pension Net pay	£8,770.00 £1,155.34 £360.00 £5,648.20	£79,366.00 £24,560.56 £4,290.74 £10,460.73 £3,258.17 £3,258.17

£5,288.20
Paid 21/12/2023

Employer PAYE Reference: 120/GB78056

Exhibit n° ISS-29/A (stock shares statements)

Referred to in the **Section 6.2.1**



Mr A Walker
54 Elizabeth Avenue
London
N1 3BH

Your Vanguard Statement
for 6 June 2023 to 5 September 2023

Client name: Alexander Walker
Account number: VG0085666

Please find enclosed your statement which shows the value of your investments on 5 September 2023 and details all transactions over the reporting period.

Your Vanguard account summary

Product	Value on 06 June 2023	Value on 05 September 2023
ISA	£172,042.07	£181,884.90
GA	£139,463.34	£146,988.69
Account total	£311,505.41	£328,873.59

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Alexander Walker
Account number: VG0085666

Page 3 of 4

Transaction date	Transaction details	Cash amount	Cash balance
29/08/2023	Bought 11 FTSE All-World UCITS ETF - Distributing (VWRL)	-£970.80	£519.46
01/09/2023	Cash Account Interest	£3.62	£523.08
05/09/2023	Closing balance	£181,884.90	

Your GA summary

Payments in	From 06/06/2023 to 05/09/2023
Regular Deposit	£500.00
Deposit for Investment Purchases	£5,000.00

Your GA investments at 05 September 2023

Description	Quantity	Price	Value
Vanguard LifeStrategy 100% Equity Fund - A GBP Accumulation Shares	130.56	£306.98	£40,090.11
Vanguard FTSE Developed Europe ex-U.K. Equity Index Fund - A GBP Accumulation Shares	78.74	£343.84	£27,075.02
FTSE All-World UCITS ETF - Distributing (VWRL)	556.00	£89.64	£49,839.84
S&P 500 UCITS ETF - Distributing (VUSA)	257.00	£68.10	£17,501.70
Vanguard U.S. Equity Index Fund - A GBP Accumulation Shares	13.31	£789.43	£10,508.86
Cash account	-	-	£1,983.16

Activity from 06 June 2023 to 05 September 2023 for your GA

The transaction date is the date we carried out the activity.

Transaction date	Transaction details	Cash amount	Cash balance
06/06/2023	Opening balance	£139,463.34	
15/06/2023	Account Fee for the period 07-Mar-2023 to 06-Jun-2023	-£94.45	£1,123.89
28/06/2023	Regular Deposit	£500.00	£1,623.89
01/07/2023	Cash Account Interest	£2.25	£1,626.14
12/07/2023	Dividend: S&P 500 UCITS ETF Distributing (VUSA)	£55.76	£1,681.90

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Alexander Walker
Account number: VG0085666

Page 2 of 4

Your ISA summary

Payments in		From 06/06/2023 to 05/09/2023
Regular Deposit		£1,000.00
Deposit for Investment Purchases		£5,000.00
Regular Deposit		£1,000.00

Your ISA investments at 05 September 2023

Description	Quantity	Price	Value
Vanguard LifeStrategy 100% Equity Fund - A GBP Accumulation Shares	95.49	£306.98	£29,314.42
Vanguard Global Emerging Markets Fund GBP Accumulation	67.58	£207.36	£14,013.58
Vanguard FTSE 100 Index Unit Trust Accumulation	83.55	£141.48	£11,820.70
FTSE All-World UCITS ETF - Distributing (VWRL)	1,408.00	£89.64	£126,213.12
Cash account	-	-	£523.08

Activity from 06 June 2023 to 05 September 2023 for your ISA

The transaction date is the date we carried out the activity.

Transaction date	Transaction details	Cash amount	Cash balance
06/06/2023	Opening balance	£172,042.07	
01/07/2023	Cash Account Interest	£4.14	£2,217.81
12/07/2023	Dividend: FTSE All-World UCITS ETF Distributing (VWRL) (VWRL.XLON.GB) @ GBP 0.573976840	£747.32	£2,965.13
28/07/2023	Regular Deposit	£1,000.00	£3,965.13
28/07/2023	Bought 11 FTSE All-World UCITS ETF Distributing (VWRL)	-£988.09	£2,977.04
01/08/2023	Cash Account Interest	£5.68	£2,982.72
02/08/2023	Deposit for Investment Purchases	£5,000.00	£7,982.72
03/08/2023	Bought 84 FTSE All-World UCITS ETF Distributing (VWRL)	-£7,492.46	£490.26
29/08/2023	Regular Deposit	£1,000.00	£1,490.26

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Alexander Walker
Account number: VG0085666

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Transaction date	Transaction details	Cash amount	Cash balance
12/07/2023	Dividend: FTSE All-World UCITS ETF Distributing (VWRL) (VWRL.XLON.GB) @ GBP 0.573976840	£286.99	£1,968.89
01/08/2023	Cash Account Interest	£3.84	£1,972.73
03/08/2023	Deposit for Investment Purchases	£5,000.00	£6,972.73
03/08/2023	Bought 56 FTSE All-World UCITS ETF Distributing (VWRL)	-£4,994.98	£1,977.75
01/09/2023	Cash Account Interest	£5.41	£1,983.16
05/09/2023	Closing balance	£146,988.69	

Issued by Vanguard Asset Management, Limited (Reg No. 07243412). Vanguard Asset Management, Limited is authorised and regulated in the UK by the Financial Conduct Authority. The company is registered in England and Wales, registered office: 4th Floor, The Walbrook Building, 25 Walbrook, London, EC4N 8AF.

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-29/B Exhibit
dated: 19/10/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-29/B • MY FINANCES

bank statements & payslips, dated [19/10/2024], referred to in the Section 6.2.1

I am currently unemployed, though my limited company remains active. I am not receiving any benefits or Universal Credit and am relying on financial support from my family.

File location → exhibit folder → 6.2 → audio files → 37
→ 37 - financial control - 02.mp3

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1
Exhibit n° ISS-53
Exhibit dated: 06/07/2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-53 • FINANCIAL CONTROL.mp3

*voice recording, dated [06/07/2024], referred to in the **Section 6.2.16***

Just a few hours later, I recorded another one of the respondent's rules and impositions Silence between 15' and 21', where after the respondent is recorded saying: "Do not get surprised when I say I'm not paying for this and I'm not paying for that ", refusing to pay me back and lying about me purchasing items without his approval, then claims that he's: "trying to have a human conversation" and tells me not to have that fucking attitude and to drop it...?



[play audio file](#)



[link to file](#)

File location → exhibit folder → 6.2 → audio files → 41
→ 41 - financial, coercive control & verbal abuse - 01 -
if I were you I'd start worry about your future.mp3

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-68

Exhibit dated: 09/07/2024, 18:16

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-68 • FINANCIAL, COERCIVE & VERBAL ABUSE - 01.mp3
voice recording, dated [09/07/2024, 18:16], referred to in the Section 6.2.22

In this recording we can hear the respondent dictate "*how this is going to be*", "*if you listen with your ears*", "*I own more than 50% of the house because I paid for the removal of the fireplace (which I always said was not a priority), and I can now kick you out*", "*if I was you I'd start being reasonable, because it's not good new for you*", that if I obey his rules over money owed, he will pay me back for the bills of the old house, and he says to: "*be reasonable or get fucked*", "*if I were you I'd stop being a prick and start worry about your future*".



[play audio file](#)



[link to file](#)

Applicant: Miss I - S Spalletti
EXHIBITS to Statement n°: 1

Exhibit n° ISS-56

Exhibit dated: 2024

IN THE FAMILY COURT AT EDMONTON
IN THE MATTER OF THE FAMILY LAW ACT 1996

BETWEEN:

Miss Irene Sara Spalletti

Applicant

- and -

Respondent

Mr Alexander Michael Luke Wolf Walker

Exhibit n° ISS-56 • RESP'T's BELONGINGS VS MINE

photos, referred to in the Section 8.1.20

The respondent moved in with two suitcases, three boxes, a mattress and a BBQ; every piece of furniture, every light bulb, every towel, kitchen tool, knife, every piece of dish ware, every mug, the drawers - it all came from my old property, but the respondent still refused to participate in any household costs.

 Alex Walker 

Q ...

Ok 17:01 

I'll sort surveyor as we Def need that done before moving

Or even buying lol 17:02

please can you see what price you get at the bounds green one here with your student card?
<https://www.safestore.co.uk/self-storage/london/north-london-bounds-green/#%23%2Fenquiry-process.ashx%3Faction%3Dupdate-step%26howlong%3D56%26step%3D6>

i would like a small garden shed i think but maybe with bbq need a normal garden shed.... 17:18

You can keep the BBQ in this garden it will save you money

Checking now

Type	Duration	Size	Location
Personal	8 weeks	25 sq ft	North London - Bounds Green

Standard Price £54.99 per week Your Online Price £51.49 per week

£25.75 per week includes 50% off for the first 8 weeks*

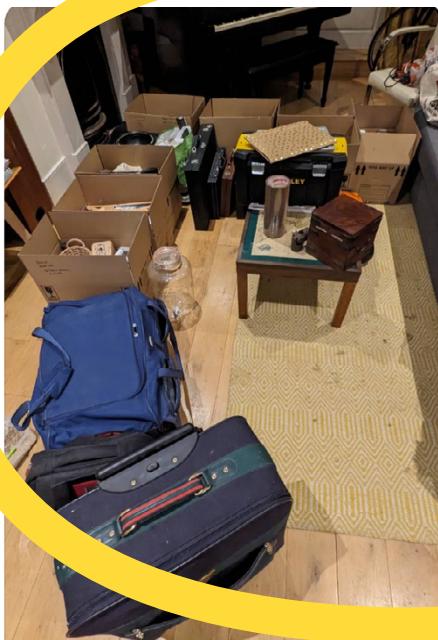
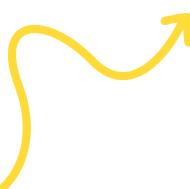
than £51.49 per week
 Price excludes insurance and padlock. No deposit
 *Introductory discount to new customers only
 Student storage consists of either a unit, cage or pallet

Reserve your storage 

Reserve for free, confirm by phone

The respondent's personal belongings...

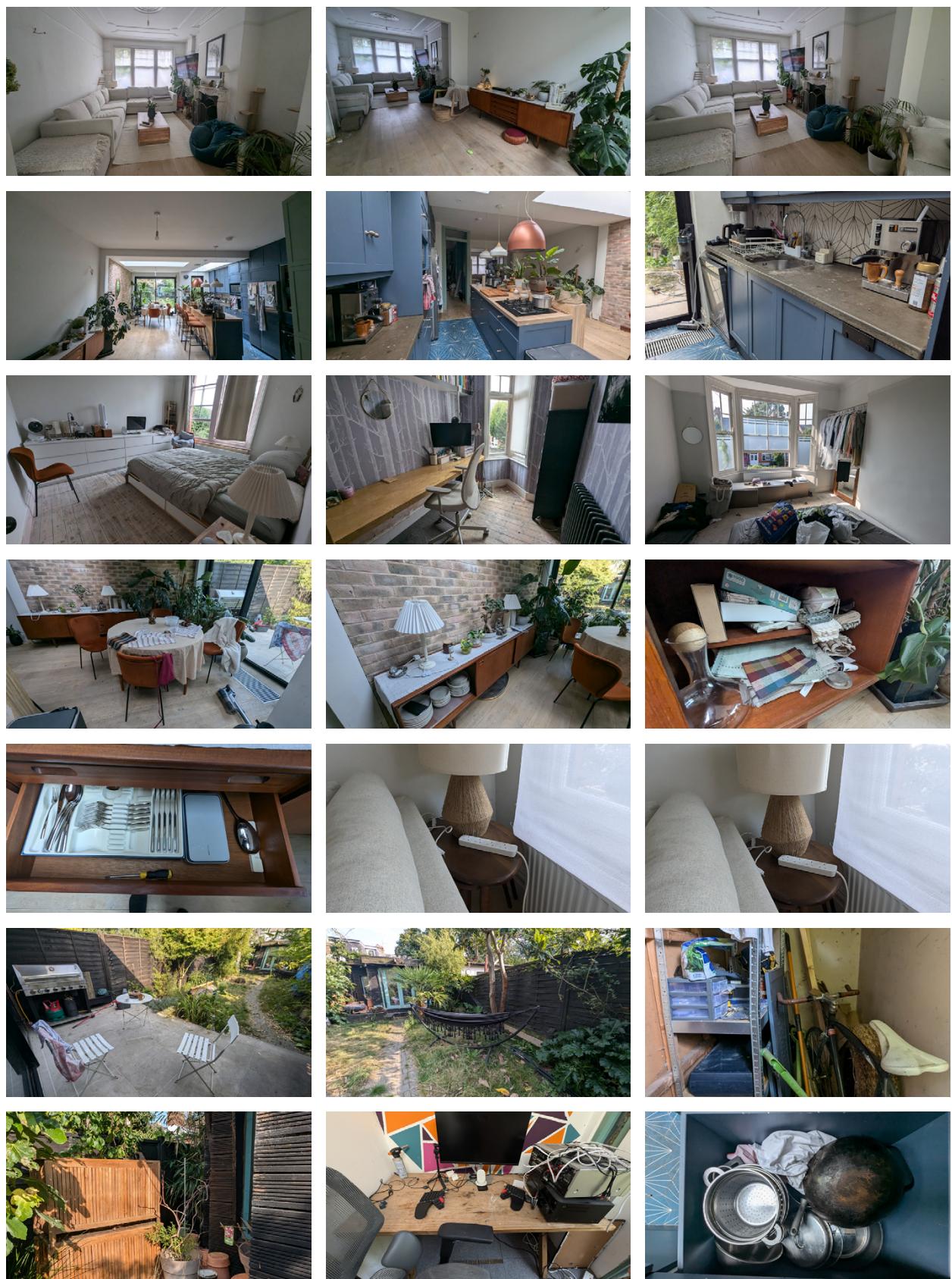
25 sq ft = total size of the respondent's personal belongings he moved into the house

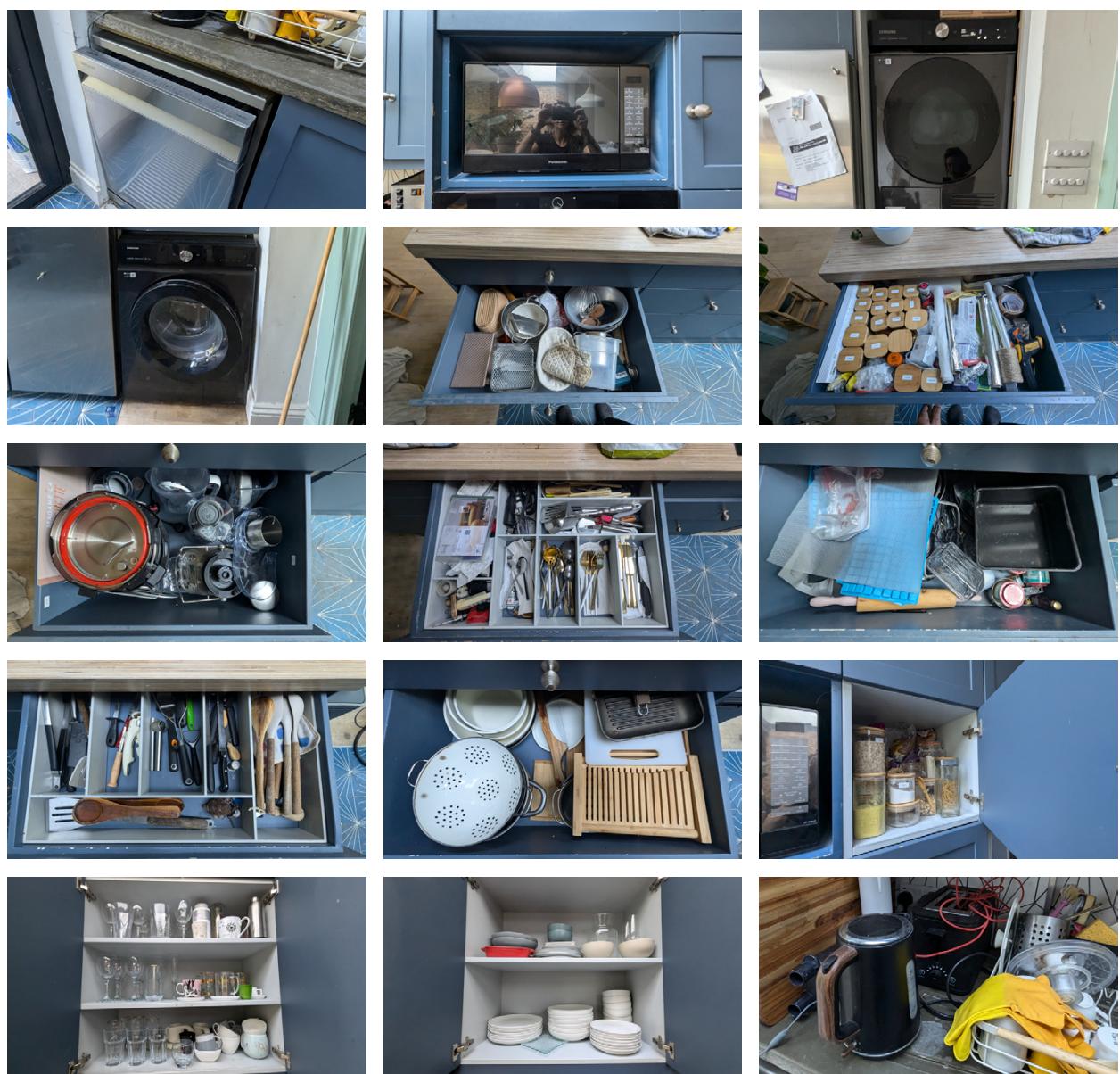


Getting there. Bedroom empty. Got an overnight bag for your house. Kitchen stuff and BBQ to go now

I just realised you are going to make me help pack your house as well aren't you? 😅 maybe I'll book a holiday for that week

10:23





VS some of mine...



Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti

By email: info@mrpennisi.com

5 November 2024

*The additional £15,000 is to be paid to my client to compensate him for the fact that you will not be incurring any of the costs associated with selling the property, you will not be incurring any rent or stamp duty associated with moving house and the fact that you will be retaining all of the furniture and chattels. My client will of course incur significant costs associated with purchasing a new property and replacing his furniture etc.

2. From 1 December 2024 you shall discharge as and when each payment becomes due, be solely responsible for and in any event indemnify my client against:
 - a. all interest and capital repayments due in respect of the mortgage secured against the property; and
 - b. all sums due in respect of service charge, council tax, utilities (including but not limited to gas, electricity, water, internet and telephone accounts) and buildings and contents insurance premiums in respect of the property;
3. You shall procure the release of my client from any liability under the mortgage by 31 January 2025, and shall in any event indemnify him against all such liability, failing which the property will immediately be placed on the market for sale, with you and my client to have joint conduct of the sale. If the property is sold, then the chattels/furniture in the property will need to be divided equally by value by agreement;
4. Within 52 days of receipt of the lump sum referred to at point 1 above, together with satisfactory evidence that my client has been released from any liability under the mortgage, my client shall transfer his legal and beneficial interest in the property into your sole name; and
5. The costs of the transfer shall be borne equally.

This is a significant compromise on my client's part as given the amount of money and effort that has been spent on renovating the house, he would expect that the house would sell for more than £903,000 if it were marketed for sale today. You would of course be able to realise the property at a greater value and solely benefit from the increase in the property's value.

**PLEASE NOTICE HOW THIS CONFIRMS THE SECOND OFFER
THEY MADE WAS ALSO COMPLETELY UNFAIR**



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Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti
Via DC Jonty Proudfoot

By email: jonty.proudfoot@met.police.uk

10 March 2025

WITHOUT PREJUDICE SAVE AS TO COSTS

Schedule of Chattels

1. Charles Tyrwhitt navy suit (with orange trim);
2. Light beige linen suit;
3. Sofa that cost around £2,500 (my client is paying for this on a monthly basis – as an alternative my client is content for you to buy the sofa from him for £1,500);
4. Television (which my client paid for – the TV is more valuable than this but as an alternative my client is content for you to buy the TV from him for £850);
5. Samsung sound bar (my client is content for you to buy this from him for £150);
6. Computer monitor and monitor mount that my client lent to you and has not been returned and accompanying cables;
7. Mattress that was/is kept in the front bedroom;
8. Duvet that was/is kept in the front bedroom (my client is content for you to buy the mattress and duvet from him for £150);
9. My client's belongings which are in the office at the end of the garden (including cable, computer keyboards, baskets, collapsable desk);
10. Pictures which belong to my client;
11. Gifts from Robbie Myerson which comprises of a chopping board and a kitchen knife, as well as a beer pump and lid;
12. Kitchen equipment (including large metal bowls, wok, chopping boards, taco press)
13. Tools (including his toolbox, battery powered drill, Makita jigsaw, wired drills, Dewalt drill and drill bits);
14. Samsung sound bar;
15. Speakers and amplifiers;
16. TP link deco WiFi points x3 (one external, one in the sitting room and one in the upstairs office);
17. Network switches x 2;
18. Russian MIG suit and helmet;
19. Network attached HP server (black box);
20. Barbeque;
21. All backgammon boards (my client believes there are four);
22. Orthodontist mouth guard and case.