

Re: Our client: Alexander Walker

From: Irene Spalletti (property_92@yahoo.com)

To: chiaraalongo@edwardsfamilylaw.co.uk

Date: Friday 2 May 2025 at 08:36 BST

Dear Ms Longo,

Please see the enclosed correspondence.

Yours sincerely,

Irene

On Tuesday 29 April 2025 at 12:53:00 BST, Chiara Longo <chiaralongo@edwardsfamilylaw.co.uk> wrote:

Dear Ms Spalletti,

Please see the enclosed correspondence.

Yours sincerely,

Chiara Longo

Associate Solicitor

chiaralongo@edwardsfamilylaw.co.uk

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EDWARDS FAMILY LAW



WP - Chiara Longo - 02 May 2025.pdf

41kB

Mrs Chiara Longo
Edwards Family Law
5 Southampton Place
London
WC1A 2DA

Your Ref: WAL/2579/00001

02 May 2025

WITHOUT PREJUDICE SAVE AS TO COSTS

Dear Ms Longo,

Re: 92 Ollerton Road, London, N11 2LA

Thank you for your letter dated 29 April 2025. I appreciate that you reached out in advance of my detailed response to the previous correspondence – this is helpful, and I have no issue with this approach.

Please see my responses to the points raised:

1. Wall Lights and Costs

I confirm that I will choose the wall lights, each under £20 in cost. I agree that the cost of the lights, along with the electrician's works, may be recovered from the proceeds of sale prior to the 50/50 distribution.

2. Access for Paul

Yes, that is correct. Paul may attend the property for one working day to complete the outstanding works. I will coordinate this for next week, assuming that date is convenient for him.

3. Decoration Quotes – Timeframe

Your proposed seven-day timeframe is reasonable, and I would gladly comply under normal circumstances. However, I must be transparent: I am currently overwhelmed with preparing my defence to the TOLATA application. Due to the volume of inaccuracies in your client's statement, I am compelled to gather detailed evidence to refute each one, which is consuming the majority of my time and energy.

Although I understand the urgency, I simply cannot meet the 7-day deadline until my defence has been filed. I want to reassure you that I share your client's objective of getting the property on the market as soon as possible. Once my defence is submitted, I will immediately prioritise obtaining the three quotes and will inform you accordingly, including a realistic timeframe for their completion.

I must express my concern that your client is choosing to proceed with costly and time-consuming litigation, despite my repeated offers to cooperate and list the property for sale. As I stated in my first Without Prejudice letter, I was willing to put the house on the market within 14 days if your client agreed to pay the modest redemption costs of £3,500. His refusal to do so, and instead initiate legal proceedings likely to exceed £20,000 in costs, appears not only illogical but punitive.

Furthermore, it is my strong view that his TOLATA application does not meet the requirements for CPR Part 8 claims. As such, the current proceedings are not only procedurally inappropriate but are causing unnecessary delay and wasting my time — time that I would otherwise be using to prepare the property for sale, which is in both parties' interests. If you disagree with this, I would genuinely appreciate an explanation for why you believe the claim is suitable under Part 8.

I must also reiterate that I am managing these matters without legal representation, not by choice, but due to limitations beyond my control. I am doing my best to protect myself and handle both the legal and practical aspects of the case.

That said, I am extremely grateful that you have taken the matter into your hands. Your measured, professional tone is appreciated and, I hope, may help guide your client to recognise that collaboration and fairness are far more productive than hostility or threats.

At some point, accountability must be acknowledged. If it wasn't already apparent in my family law statement, it will be undeniable in my civil law response. His choice to rely on demonstrably false assertions has only made my task more burdensome and delayed steps we both claim to want completed.

Once this stage is behind me, I will be in a position to act swiftly to move the sale forward.

King regards,
Irene Spalletti