



EDWARDS FAMILY LAW

Ms Irene Sara Spalletti

Our Ref: WAL/2579/00001

6 June 2025

By email only: property_92@yahoo.com

Dear Ms Spalletti

Re: 92 Ollerton Road, London, N11 2LA

I write further to the case management hearing in this matter, which took place on 4 June 2025. Pursuant to the Order of DJ Hussain, the property shall be marketed for sale and placed on the open market forthwith, and the proceedings be held by the conveyancing solicitors pending resolution of the matter.

Estate Agents

Pursuant to paragraph 1(ii) of the order of DJ Hussain, you must select one of three proposed estate agents for the sale of the property by **4pm on Wednesday, 11 June 2025**. I had already outlined my client's three proposed agents in my letter dated 23 April 2025, but I do so again for completeness and ease of reference.

My client proposes that the house be marketed for sale by one of the following estate agents:

1. Dexters in Muswell Hill (<https://www.dexters.co.uk/contact-us/our-offices/muswell-hill-estate-agents>);
2. Martyn Gerrard in Muswell Hill (<https://www.martynherrard.co.uk/contact/muswell-hill/>);
3. Barnard Marcus in Muswell Hill (<https://www.barnardmarcus.co.uk/estate-agents/muswell-hill>);

Please let me know which of the three agents above you agree should market the property. If you choose not to do so by **4pm on Wednesday, 11 June 2025**, my client will be allowed to unilaterally select the estate agents.

Conveyancing Solicitors

Edwards Family Law, 5 Southampton Place, London, WC1A 2DA

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Pursuant to paragraph 1(iii) of the order of DJ Hussain, you must select one of three proposed conveyancing solicitors for the sale of the property by **4pm on Wednesday, 11 June 2025**.

My client proposes that Taylor Rose, the solicitors who acted on the purchase of the property, should be instructed in relation to its sale. The reason for this is that Taylor Rose will retain the client files from the purchase, which may streamline matters and help reduce costs.

In case you do not agree to the instruction of Taylor Rose, my client's other proposed solicitors are:

1. Streathers Solicitors (<https://www.streathers.co.uk/>);
2. Simply Conveyancing (<https://www.simplyconveyancing.co.uk/SC/>);

Building works

As you know, the court made an order that the property should be put on the market for sale forthwith. My client is still willing to pay for these works in the first instance (on the condition that these funds be recovered by him from the proceeds of sale, before these are distributed as to 50% to you and 50% to him). However, this is exclusively on the basis that these works can be arranged as soon as possible and in any event before **4pm on Wednesday, 11 June 2025**.

As previously stated, both the electrician and the builder are aware of what must be done for the remedial works to be concluded. All you will be required to do is to choose a date and time for the workers to attend the property and be home to allow them access. My client is not willing to incur costs on further correspondence on this point: if you agree for the building works to be carried out, then please arrange for Paul and Brian to attend the property and provide confirmation of when they are due to attend.

If you do not agree, then the property will be placed on the market as is, and both parties may suffer a loss.

Mortgage

I am instructed that you have not yet made the monthly mortgage payment to my client. Please transfer the sum of £1,207.00 to my client's bank account forthwith.

I look forward to hearing from you in relation to all points.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Chiara Longo', with a stylized, flowing script.

Chiara Longo
Associate Solicitor
EDWARDS FAMILY LAW
chiaralongo@edwardsfamilylaw.co.uk