

**C6 – 1st Statement of the Claimant**  
Mr Alex Michael Luke Wolf Walker

Case ref: M00ED350

IN THE COUNTY COURT AT EDMONTON

IN THE TRUSTS OF LAND AND  
APPOINTMENT OF TRUSTEES ACT 1996

BETWEEN:

Mr Alexander Michael Luke Wolf Walker

Claimant

– and –

Defendant

Miss Irene Sara Spalletti

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**C6 – 1st Statement of the Claimant**

*Filed in response to the Claimant's 1st Statement  
in the TOLATA proceedings*

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*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.*





**IN THE COUNTY COURT AT EDMONTON  
IN THE TRUSTS OF LAND AND  
APPOINTMENT OF TRUSTEES ACT 1996**

**B E T W E E N :**

**STATEMENT OF ALEXANDER WALKER**

**STATEMENT NO.: I**

**DATED: 04.02.2025**

**EXHIBIT: AWI**

**CLAIM NO.: TBC**

**ALEXANDER MICHAEL LUKE WOLF WALKER**

**Claimant**

**and**

**IRENE SARA SPALLETTI**

**Defendant**

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**FIRST WITNESS STATEMENT OF  
ALEXANDER MICHAEL LUKE WOLF WALKER**

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1. I, **Alexander Michael Luke Wolf Walker**, of 92 Ollerton Road, Arnos Grove, London N11 2LA make this statement in support of my claim made pursuant to section 14 of the Trusts of Land and Appointment of Trustees Act 1996. The defendant is my former partner Irene Sara Spalletti ('Irene').
2. I refer in this statement to various documents which are produced to me as **Exhibit AWI**. References to page numbers are to pages within **AWI**, unless stated otherwise.

**Brief summary and background**

3. I was born on 24 February 1988 and am now aged 36. Irene was born on 11 June 1986 and is now aged 38.
4. I have known Irene for around 8 years. We began a relationship in 2019 and began cohabiting on 1 October 2023 (then in Irene's rental property). We never married and nor did we ever become

engaged. We do not have any children together. Irene and I separated in mid-July 2024 and I was forced to leave the property on 2 September 2024 (more below).

5. This is my application for the sale of our jointly owned property and all other necessary and consequential accounts.

## The property

6. The property is 92 Ollerton Road, Arnos Grove, London N11 2LA. Irene and I purchased the property for £860,000 on 2 February 2024 **[page 2 of AW1]**. In addition to this we paid a further £35,637.60 in stamp duty and other costs of purchase. It is registered at the Land Registry with title number MX46610 in our joint names **[page 2 of AW1]**. We hold the property as tenants in common in equal shares **[pages 2 – 4 of AW1]**.
7. The property is a four-bedroom, three-storey house, where Irene continues to reside alone. I am temporarily living with my mother in Calne, Wiltshire and, when in London (where I must frequently be for work), I stay on friends' sofas.
8. The £895,637.70 purchase price, stamp duty and other costs of purchase was funded as follows:
  - a. I initially contributed £235,667.60;
  - b. Irene initially contributed £150,000 (which was a gift from her parents);
  - c. The remaining £509,970 was funded via a National Westminster Bank repayment mortgage in our joint names.
9. On 26 March 2024 Irene transferred £40,000 to me so in total I ended up contributing £195,667.60 and Irene contributed £190,000 to the initial purchase price, stamp duty and other costs of purchase.
10. In addition to the sums shown on the completion statement, I paid an additional:
  - a. £900 for the property surveyor;
  - b. £995 for the mortgage product fee;
  - c. £30 for the money transfer fee;
  - d. £250 for the mortgage broker fee;
  - e. £378 for plumbing/heating tests;
  - f. £180 for Dynorod tests.This totals £2,733, which brings my contribution up to £198,440.60.
11. Using the estimated sale price (per Zoopla **[page 5 of AW1]**) of £903,000 and taking into account the outstanding mortgage (which was £506,960 as at October 2024), the net equity of the property stands at £396,040 (less costs of sale and any early repayment charges on the mortgage). However, our renovation works are not fully completed (more below) and I anticipate that on completion that the property will sell for more than £903,000.

## **Contributions – Mortgage**

12. When living together at the property, we had a joint account (since closed) into which we agreed to make equal contributions to cover the monthly mortgage payments and household bills. Although in practice, Irene transferred her share of the money for the mortgage payments into my sole bank account as this is the bank account from which the direct debit for the monthly mortgage payments is linked. We used the joint account to meet the cost of utilities and our other household bills.
13. However, there have been times when Irene has not contributed to the mortgage payments (or paid her share of the property outgoings):
- a. Irene did not contribute to the mortgage for the first two months we were living there (February and March 2024) as she was waiting for the deposit to be returned from her rental flat before reimbursing me. She has yet to reimburse me;
  - b. Irene withdrew her share of the money for outgoings from the joint account in July 2024 (when we separated) which meant that I was required to pay the bills in full that month. Irene also did not pay her share of the bills in August 2024;
  - c. After a late payment for October 2024, Irene did not contribute her full share to the mortgage in both November 2024 and January 2025. This was done unilaterally without any explanation. In each month, Irene paid only £628 i.e. approximately 25% of the monthly payment due and I was obliged to meet the shortfall (to protect our credit ratings and avoid penalties);
  - d. In February 2025, without any explanation Irene paid only £947 of the monthly mortgage payment due and once again I was obliged to meet the shortfall.
14. For the avoidance of doubt, despite not living in the property since 2 September 2024, I have continued to not only fund my share of the mortgage but also make up the shortfall when Irene has unilaterally and without warning decided not to fund her share. In addition to raising the issue in my letter before action of 13 December 2024 [pages 10 to 14 of AWI], my solicitors wrote to Irene (then via her nominated intermediary Mr Pennisi) specifically about the November 2024 payment on 8 November 2024 [page 15 of AWI] but received no response. They have now also written to Irene's solicitors on 23 January 2025 [pages 16 to 17 of AWI] regarding both the months of November 2024 and January 2025 but again have yet to receive a response.
15. The monthly repayments are £2,414pcm. I set out below a table of the months where Irene has not paid her share of the mortgage and the resulting shortfall covered by me as of February 2025.

<b>Month</b>	<b>Amount paid by Irene</b>	<b>Amount paid by me</b>	<b>Irene's shortfall</b>
February 2024	£0	£2,414	£1,207

March 2024	£0	£2,414	£1,207
November 2024	£628	£1,786	£628
January 2025	£628	£1,786	£628
February 2025	£947	£1,467	£260
<b>TOTAL AS OF JANUARY 2025</b>			<b>£3,930</b>

### Contributions – Renovations

16. When we purchased the property, we were aware that there were problems with the chimney and the heating, as well as the electrics, which we agreed would need to be fixed. In June and July the electrician undertook the vast majority of the electrical works. He was not able to complete his work as he was waiting for Irene to choose some wall lights before finishing it off. In rewiring the house, the electrician was forced make holes in the walls and pull up the carpets. There were also other parts of the house that needed be renewed and refreshed, we have thus been renovating it since purchase.

17. To date, I have contributed £15,554.68 to the renovation costs (meaning my total contribution to the property, aside from mortgage payments, is £213,995.282) and this includes:

- a. Upgrading of the radiators;
- b. Restoration of the fireplace;
- c. Chimney removal by a structural engineer;
- d. Building control survey;
- e. 50% deposit for the electrician's work (Irene paid the other 50%);
- f. Installation of smoke and carbon monoxide alarms;
- g. Further electrical works; and
- h. Sound proofing, plastering and painting.

I am in the process of compiling all of the invoices/receipts for this.

18. Further, I understand Irene has spent £8,163.97 (meaning Irene's total contribution to the property, aside from mortgage payments, is £198,163.67) including:

- a. Fireplace consultation;
- b. New radiator for Irene's office;
- c. 50% deposit for the electrician's work (I paid the other 50%);
- d. Remedial work to fill holes in the wall arising from the repairs to the electrics;
- e. Further electrical works.

19. Both Irene and I have made further financial contributions to the running of house (for example utility costs, TV licence, internet, water council tax etc). My total financial contribution has exceeded hers and so in total my overall contribution amounted to around £222,000 and Irene's £202,000 at the time that I sent my letter before claim on 13 December 2024 [page 11 of AW1],

20. Irene frequently made unilateral decisions about purchases for the house to be made without consulting me and then expected me to contribute (at least) half. Since our separation, attempting to agree and pay for further renovation works has been almost impossible. My solicitors were required to write to Irene on 5 November 2024 [**pages 18 to 20 of AWI**], that:

*“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.”*

21. Irene never responded to this letter (and then refused to provide an undertaking not to unilaterally instruct contractors to undertake any work on the property without prior written agreement at a Family Law Act hearing on 26 November 2024).

22. Instead, Irene has:

- a. exhibited to her statement in Family Law Act proceedings extensive quotations for works which she has unilaterally obtained without any prior discussion or notification [**pages 21 to 43 of AWI**];
- b. unsuccessfully sought for me to be solely responsible for payment of these works within those proceedings;
- c. treated all attempts thus far by me (via my solicitors) to agree works as “coercion” and the like.

23. Since our relationship came to an end in the summer of last year, my primary focus has simply been to finalise the works that need to be carried out so that the house can be readied for sale to enable Irene and I to each go our separate ways. I have been prevented from visiting the house since 2 September 2024, but as far as I can recall the following essential works need to be completed:

- a. Stripping of the wall paper from the landing and the small office, filling the holes in the wall;
- b. Painting of the hall, downstairs toilet, landing, top floor, small office and top floor bathroom in off white or cream;
- c. Retiling of the top floor bathroom;
- d. Sealing of the hole in the attic wall, which will then need to be plastered and repainted;
- e. The electrician needs to complete his work on the electrics (he needs to wire in the wall lights and the sockets in the kitchen so that the electrical certificate can be issued);
- f. Clearing of the front and rear garden;
- g. Fixing of the window sash in the front bedroom.

I expect that a builder and electrician will need approximately ten days to complete the abovementioned works. The most sensible route forward would be for Irene to allow our previously employed builder and electrician to enter the property to undertake these remedial works. I have been in touch with our builder who has said that he can commence the work

forthwith (although he will need to fit it around his other commitments). As Irene says she is not working, I expect that she will be able to be flexible and accommodate this. The electrician will need to turn off the electricity in order to complete his work and so Irene may prefer to move out while the electrician completes his work, although this is obviously a matter for her.

## **Family Law Act proceedings**

24. Irene and I separated in mid-July 2024 but we continued to live together in the property until 2 September 2024 when Irene made a criminal complaint against me and I was arrested. Since then, I have been excluded from the property.
25. I was taken to Leyton Police Station where I was interviewed under caution and bailed. The conditions were that I was not to:
  - a. contact directly, indirectly or via electronic means Irene or Laura Spalletti (Irene's mother); and,
  - b. attend the property.
26. The conditions were subsequently varied to allow contact with Irene first via a third party (Mr Pennisi) and now via solicitors.
27. The bail conditions meant that I had to leave my home and go and stay with my mother in Wiltshire (where I remain). When I must be in London for work (which is frequently), I have arranged to stay with friends. Unfortunately, because of Irene's deliberately obstructive behaviour, for over a month I did not have access to my basic personal belongings (including my glasses, contact lenses, passport and clothes) until Irene eventually granted a neutral third-party access to collect them. All of my other possessions are still at the property, and I need to be able to collect these in due course.
28. As detailed within my statement within the Family Law Act proceedings, the reason Irene called the police prompting my arrest was because she alleged I had damaged property during an argument on 1 September 2024 namely a lamp. Irene knows that I did not break the lamp on that date and that it was accidentally broken on 26 July 2024 (as was documented by me at the time with an apology and an offer to purchase a replacement).
29. At the beginning of October 2024, despite Irene now being in sole occupation of the property, she did not immediately pay her 50% share of the monthly mortgage payments. She only did so belatedly, and I understand after she was told to do so by the detective involved in the criminal case.
30. Despite the bail conditions and having had no contact with Irene whatsoever since 2 September 2024, on 22 October 2024 Irene made a without notice application for Non-Molestation and Occupation Orders (supported by a 45-page statement and 66 exhibits totalling 294 pages). Her application makes it clear that she sought that I pay non-exhaustively:
  - a. the entirety of the mortgage payments and outgoings on the property;

- b. the entirety of further property renovations / works (using unilateral quotations);
- c. for previous household and non-household expenses which Irene claimed I haven't reimbursed her for;
- d. compensation for my alleged behaviour to both her and her family.

31. On 25 October 2024, District Judge Cohen made a very limited without notice Non-Molestation Order only and listed a return hearing on 26 November 2024.

32. In the run up to the return hearing, I made multiple proposals to provide the fullest possible range of undertakings including not to return to the property (save that I did not agree to Irene's monetary demands). These were ignored resulting in both the significant costs of preparing a statement in reply dated 21 November 2024 and attending the hearing on 26 November 2024.

33. On 26 November 2024, Irene continued to refuse to accept undertakings and so, with my consent and to avoid the necessity and costs of a contested final hearing, District Judge Davies made a very limited Non-Molestation Order on a no admissions or findings basis until 25 October 2025. By consent, this included a zonal element that I was not to go or enter the property except for the purposes of visits regarding sale or renovation of the property, or for the collection of my belongings, made by prior written agreement. No order relating to anything financial was made.

34. To my consternation, I have received two applications on 21 January 2025 through the court and a notice for a further hearing on 5 February 2025.

35. First, an application dated 7 January 2025 seeking that I reimburse Irene £942.40 “*for the costs of printing statements and exhibit folders, as well as all further legal costs*” resulting from my alleged non-compliance with orders. For the avoidance of doubt, I am not in breach of the Non-Molestation Order (or my bail conditions) and thus there has been no investigation or arrest by the police.

36. Second, an application dated 31 December 2024, to vary and extend the terms of the expressly agreed order of 26 November 2024 (including to confirm Irene’s “occupation rights”, to extend the order to 31 March 2026 (which she erroneously says is the end of our mortgage agreement), to “*prevent further harassment from [my] solicitor*” and to deal with financial obligations particularly my responsibilities for maintaining the property and covering associated costs.) **[pages 47 to 57 of AWI].**

37. My solicitors have substantively responded to the application by letter of 23 January 2025 **[pages 16 to 17 of AWI]** but the applications are clearly in response to my (as yet unanswered) solicitors’ letter before action seeking an order for sale and chasing correspondence. Irene appears to believe that her application for occupation rights will preclude such an order and that she can use the Family Law Act proceedings to stop my solicitors from communicating with her on this issue. As part of this, she has also misled the court by suggesting in an email to the court on 3 February 2025 that “*Both I and the detective overseeing the bail conditions have instructed [my solicitor] to stop [contacting Irene’s solicitor], yet she persists in ignoring these instructions*” **[page 60 of AWI]**. This is false. In fact, the police officer provided an email to assist the court, which confirms *inter alia* that they “*did not*

*specifically instruct this communication to stop and have not instructed [my family solicitor] at all, nor had any communication with her so far”* **[page 61 of AWI]**.

38. It now appears from her email dated 3 February 2025 in relation to the Family Law Act proceedings that Irene's solicitors are no longer instructed. My solicitors are therefore unable to communicate with her through that channel and they will have to direct all correspondence through a nominated third party. Irene has refused to nominate a third party with whom my solicitors can correspond, and I am therefore left with no means of communicating with her at all. This is completely obstructive and by refusing to nominate a third party, she is litigating with impunity while imposing an unacceptable limitation on my access to justice and my ability to deal with or sell my own property. The police have confirmed that the barrister who is representing me at the hearing on 5 February 2025 may communicate with Irene at that hearing, and I am therefore arranging for my barrister to personally serve this application on Irene then. I respectfully ask the court to arrange for court service of the sealed application on Irene, given that the bail conditions (as they stand) prevent me from affecting service myself or even through my solicitors.

#### **Attempts to agree sale**

39. Since our separation, I have repeatedly sought to resolve the issue of our joint ownership of the property and Irene has repeatedly failed to engage constructively. My approaches, however phrased, are always seen as “*constant threats of force sale the property [sic]*” **[page 49 of AWI]**. My solicitors, in Irene's latest Family Law Act application, are now accused of “*harassment*” and that I am said to continue “*to coerce and intimidate [Irene], now primarily through legal and financial threats communicated by [my] solicitor.*” The police have confirmed that they do not consider any of my solicitors' correspondence to amount to “*harassment*”. Sadly, this has meant that this application is the only way to resolve matters.

40. Our exchange of messages on 14 August 2024 **[page 62 of AWI]** is just one indicative example of Irene refusing to properly engage and attempting to aggravate matters. I make it quite clear to Irene that I wished to sell the property, resolve our minor issues surrounding personal property and have no further communication whilst Irene instead refers to lawyers and litigation instead; laughing at the idea of the process and saying she “*can't wait to have my mum at the stand*”. Her unnecessary pursuit of the Family Law Act proceedings, despite my offer of undertakings and now the existence of a consent order, is an obvious example of this mentality.

41. Rather than how Irene has sought to portray me (and no doubt will seek to do so within these proceedings), my actions are not those of someone who is seeking to harass or financially control – I simply want a quick and fair resolution of this, but Irene is refusing to properly engage and seems adamant to litigate all issues.

42. My solicitors first wrote to Irene on 5 November 2024 (then via Mr Pennisi as intermediary) to propose that Irene buys out my share of the property. The letter was ignored, and no substantive response was ever provided, via Mr Pennisi, from Irene.

43. Further, my offer “to agree with [Irene] a process for [us] to sell the property ASAP (or [Irene] to buy [me] out” at the 26 November 2024 hearing was ignored.
44. Instead, rather than via Mr Pennisi, Irene contacted another solicitor at my solicitors’ firm direct (who does not have carriage of my case) by email on 11 December 2024 [**page 63 of AW1**] asking about arrangements for the payment of works to the property as well as outgoings (oddly, despite not paying her share of the mortgage for November, Irene states that I am “*still responsible to cover half the mortgage*”).
45. My solicitors wrote again to Irene with a letter before action on 13 December 2024 seeking the sale of the property and a response by 13 January 2025 (this was a timetable of four weeks).
46. I also proposed within the letter before action that, in respect of any additional remaining renovation works, the previously employed builder/workman undertake whatever works are required to ensure the property is saleable (with such works to be expressly by prior written agreement). Further, that if I were to pay for these expressly agreed works in the first instance, I would be reimbursed for these on sale of the property. For the avoidance of doubt, I was and remain willing to pay the reasonable upfront costs of necessary works (where they are by prior written agreement) and be reimbursed by Irene on sale from her share of the net proceeds.
47. On 13 January 2025, my solicitors received a letter from Irene’s solicitors who she had instructed at the time, *Southgate Solicitors* (dated 10 January 2025 [**page 64 of AW1**]) indicating that they would not be able to respond by the 13 January 2025 timeframe provided in my letter before action and they would provide a full response promptly.
48. Despite this, on 15 January 2025, my solicitors received a long letter direct from Irene [**pages 65 to 67 of AW1**]) Amongst other things, it continues to accuse my solicitors of harassment and coercion. Irene also states that she only instructed her solicitors three days before the deadline (10 January 2025) which explains why her solicitors were not then ready to respond. Whilst it appears that Irene agrees the principle that necessary renovations should take place before selling the property as soon as possible (or else me buying her out):
- a. Irene makes clear that this is part of her previous proposal within the Family Law Act proceedings namely it is conditional on me being financially responsible for all renovation works;
  - b. The renovation works are to be “*completed as specified*” i.e. as set out by Irene with her unilaterally obtained quotes. There is no suggestion of any prior agreement. The previous builder/handyman is not permitted access for more than one-day. Irene erroneously states that the District Judge Davies “*granted my refusal to allow this individual to carry out further works due to prior conduct*”.

- c. Irene's application received on 21 January 2025 makes it clear that she does not really accept the principle of an immediate order for sale. She states it is conditional on her achieving financial stability: "*If I am forced to leave the property before achieving financial stability, I will face homelessness. I have pets, no savings-since the respondent stole them all-no immediate family in the UK, and no resources to move. The house remains a building site, filled with my belongings across all three floors, and it requires substantial costs to make it sellable.*" **[page 49 of AWI]**.
49. Whilst my solicitors again wrote to Irene's solicitors on 20 January 2025 **[pages 68 to 69 of AWI]** seeking a response by 24 January 2025 (six weeks from the initial letter before action), Irene's solicitors stated yet again on 21 January 2025 that they would not be able to provide a response within the required timeframe (again without providing a date by which they would be able to do so) **[page 70 of AWI]**. On 30 January 2025, Irene's solicitors sent a further letter stating that they needed yet further time **[pages 72 to 73 of AWI]** to respond substantively, despite them being instructed for at least three weeks at that stage. On 3 February 2025 I discovered through Irene's communication with the court that her solicitors are no longer instructed.

50. Notably, Irene's solicitors have never in any event been instructed in relation to the Family Law Act proceedings. On 21 January 2025, I received Irene's two new applications in the Family Law Act proceedings (as described above) which make it abundantly clear that Irene will continue to frustrate and delay a sale. My solicitors therefore wrote again on 23 January 2025 **[pages 16 to 17 of AWI]** making it clear that I have no confidence that Irene will engage constructively in the sale process and would therefore be making this application.

### **Orders sought**

51. Irene and I are joint beneficial owners of the property. I do not dispute this, and Irene has likewise accepted "*our shared ownership of the property*" and that "*we own equal equity in the house*" **[page 63 of AWI]**
52. Irene and I have been separated since mid-July 2024 and I have been excluded from the property since 2 September 2024. There is no prospect of us reconciling. The property no longer serves its purpose. The property will need to be sold to allow Irene and I to adequately rehouse ourselves once whatever agreed necessary remedial works can be completed. The fixed term of the mortgage also ends on 31 January 2026 when the term will move to the (much higher) standard variable rate.
53. I therefore seek:

- a. In default of the previous builder/contractor, such builders/contractors as may be agreed in writing to undertake any necessary remedial/renovation works forthwith to ensure the property is saleable with such works to be only undertaken with prior written agreement. (Although, naturally, I would prefer our previously employed builder and electrician to undertake the work as they are already familiar with the property and the works to be done so they are likely to be able to complete the works more cheaply and efficiently). No works

- to be undertaken without prior written consent and in so far as any costs are incurred by one party unilaterally, the other party shall not be liable for those costs;
- b. An order for the sale of the property by an agreed date (to take into account any agreed remedial works) and, in default of an agreed date, immediate for the best price achievable, Irene to choose one of three estate agents that I propose within a reasonable timeframe;
  - c. Pending sale, Irene and I will each continue to pay 50% of the mortgage repayments (including interest) each month. In default, a full account shall be taken from our respective shares in the net proceeds of sale;
  - d. All necessary and consequential accounts including but not limited to:
    - i. Occupation rent following my exclusion from the property since 2 September 2024;
    - ii. Mortgage repayments that I have made above and beyond my notional 50% liability since purchase namely £3,930 plus further accounts for any future missed payments (as above);
    - iii. Reimbursement of any utility or other household costs that I have paid following my exclusion from the property;
    - iv. Reimbursement of any costs that I incur in respect of further agreed remedial/renovation works pursuant to the above which are unmatched by Irene;
  - e. The net proceeds of sale, after redemption of the mortgage, estate agent fees and conveyancing solicitor costs/disbursements, to be divided in accordance with:
    - i. Irene and my equal beneficial interests;
    - ii. All necessary and consequential accounts (as above);
  - f. My legal costs of and relating to this claim;
  - g. Such further or other orders as may be just.

### **Statement of Truth**

I believe that the facts stated in this statement are true

Dated this 4 day of February 2025

  
Alexander Walker (Feb 4, 2025 19:25 GMT)

.....  
**ALEXANDER MICHAEL LUKE WOLF WALKER**

Claimant

**Case No. TBC**

**IN THE COUNTY COURT AT EDMONTON**

**IN THE TRUSTS OF LAND AND APPOINTMENT**

**OF TRUSTEES ACT 1996**

**BETWEEN:**

**ALEXANDER MICHAEL LUKE WOLF WALKER**

**Applicant**

**- and -**

**IRENE SARA SPALLETTI**

**Respondent**

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**EXHIBIT AWI**

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This is the exhibit marked "AWI" referred to in the first statement of Alexander Michael Luke Wolf Walker



# Official copy of register of title

Title number MX466101

Edition date 12.02.2024

- This official copy shows the entries on the register of title on 23 OCT 2024 at 17:01:13.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 23 Oct 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

## A: Property Register

This register describes the land and estate comprised in the title.

### ENFIELD

1 (26.02.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 92 Ollerton Road, London (N11 2LA).

2 There are excluded from this registration the mines and minerals excepted by the Transfer dated 21 February 1964 referred to in the Charges Register in the following terms:-

"SUBJECT to (a) the exception and reservation of mines and minerals as mentioned or referred to in a Conveyance dated the Twenty fifth day of July One thousand Eight Hundred and Ninety five and made between the Ecclesiastical Commissioners for England of the one part and Philip Lybbe Powys Lybbe of the other part."

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

### Title absolute

- 1 (12.02.2024) PROPRIETOR: ALEXANDER MICHAEL LUKE WOLFE WALKER and IRENE SPALLETTI of 92 Ollerton Road, London N11 2LA.
- 2 (12.02.2024) The price stated to have been paid on 2 February 2024 was £860,000.
- 3 (12.02.2024) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (12.02.2024) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 5 (12.02.2024) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of

Title number MX466101

## B: Proprietorship Register continued

this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 February 2024 in favour of National Westminster Bank PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance dated 7 August 1907 made between (1) Reginald Cecil Lybbe Powys Lybbe (2) Edward Horne and Hamilton Fulton and (3) Henry George Stacey contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights reserved by a Transfer dated 21 February 1964 made between (1) Daisy Kathleen Ada Lawson and (2) Sara Adeline Savill:-

"To the free passage and running of water and soil from any other land or buildings near to or adjoining the premises hereby transferred by and through the sewers and drains made or to be made in through or over the premises hereby transferred."
- 3 (12.02.2024) REGISTERED CHARGE dated 2 February 2024.
- 4 (12.02.2024) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

### Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 7 August 1907 referred to in the Charges Register:-

Covenant by Purchaser to the intent and so that the same should be binding on the land and premises thereby assured into whosesoever hands the same might come with the Vendor his heirs and assigns

  - (a) That he will well and sufficiently fence the land thereby conveyed and will indemnify the Vendors tenants of any adjoining land from any claim arising out of damage from default of such fencing.
  - (b) And will not erect any messuage or dwellinghouse upon that part of the said land fronting Bowes Road for a depth of 110 feet from such road which should be of less value exclusive of the price of the land than £300 nor upon any other part of the said land than £200 exclusive of the price of the land as aforesaid nor except in accordance with plans and elevations which should first be approved of in writing by the Surveyors for the time being of the Vendor but no fee should be payable by the Purchaser for obtaining any such approval.
  - (c) That every messuage or dwellinghouse with the site thereof fronting Bowes Road shall have a frontage of not less than 17 feet and a depth of not less than 110 feet thereto and on every other part of the land every messuage or dwellinghouse with the site thereof shall have a frontage of not less than 15 feet and a depth of not less than 100 feet and all such messuages or dwellinghouses shall be so that the general line of frontages shall not approach nearer to the road than the distance or building line set forth by the local authority.
  - (d) And will not dig or get for the purpose of sale or otherwise than as may be necessary to form cellars drains basements or foundations of the building to be erected or for the use or removal in the erection or execution of any messuage or dwellinghouse or works any earth sand clay or gravel from the said land.
  - (e) And that wherever the said land shall abut on other land of the Vendor the erection in pursuance of this agreement of any wall fence or other structure so far as relates to the side abutting on the said land adjoining whether a party wall or fence or otherwise shall be treated as such in accordance with the Metropolitan Building Act but so that the 3 months notice required by such Act shall in no case be considered

Title number MX466101

## Schedule of restrictive covenants continued

necessary.

(f) And will not carry on or suffer to be carried on upon any part of the said premises any trade or business whatsoever or allow the same to be used otherwise than for the purpose of a private dwellinghouse or of any profession.

(g) And will not do or suffer to be done on any part of the said premises anything which may be or grow to be a public or private nuisance or a damage disturbance annoyance or grievance to the Vendor or the tenants or occupiers of the property in the neighbourhood of the said premises and particularly will fence and keep fenced the lands hereby conveyed so as to prevent any congregation on of boys therein.

(h) And will at his own expense within one year from the completion of the purchaser level form and make of a width of not less than 45 feet the intended road shown on the said plan together with all necessary sewers and drains in connection therewith and should for ever after maintain the same in good repair and condition to such satisfaction as aforesaid until the same should be adopted by the Local Authority.

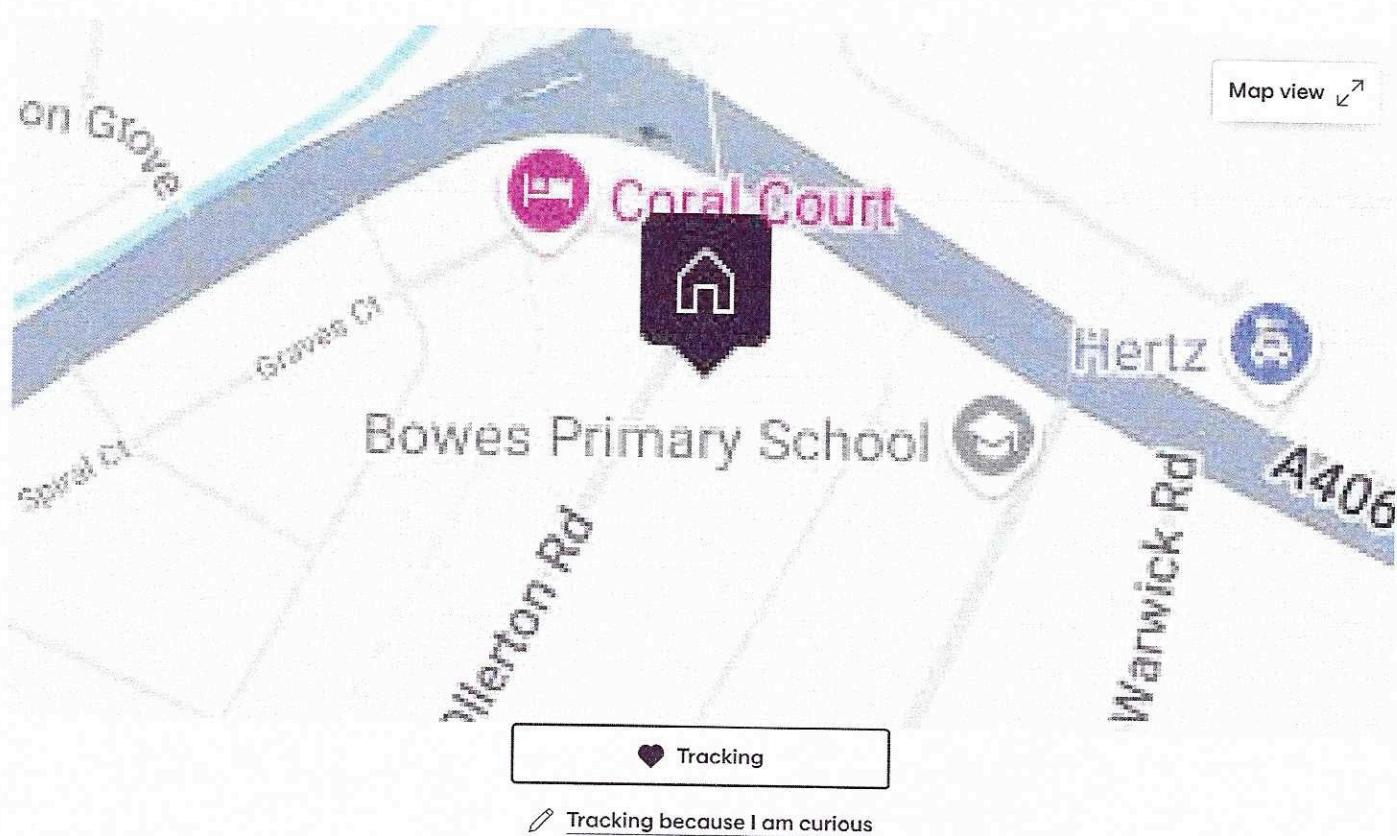
End of register

**Currently off-market**

This property is not for rent or sale on Zoopla.

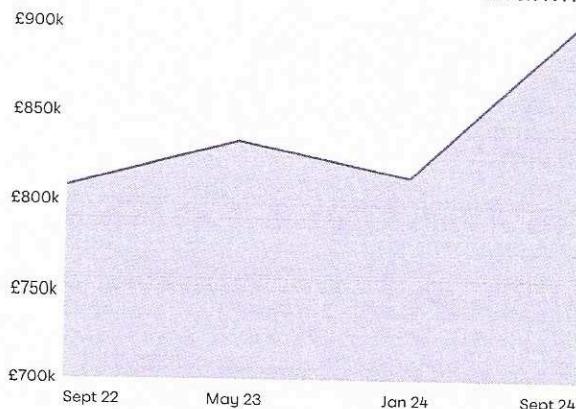
## 92 Ollerton Road, London, N11 2LA

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

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### Zoopla estimate



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We can put you in touch with an agent for a free, no-obligation property valuation.

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### Property timeline

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

<span style="border: 1px solid #ccc; border-radius: 50%; padding: 2px;">Sold</span>	<b>February 2024</b>	<b>£860,000</b> +£455,000 (112%)
<span style="border: 1px solid #ccc; border-radius: 50%; padding: 2px;">Listed</span>	<b>February 2013</b> 4 beds	<b>£470,000</b>
	<a href="#">See archived listing on Zoopla</a>	
<span style="border: 1px solid #ccc; border-radius: 50%; padding: 2px;">Sold</span>	<b>November 2007</b>	<b>£405,000</b> +£78,000 (24%)
<span style="border: 1px solid #ccc; border-radius: 50%; padding: 2px;">Sold</span>	<b>March 2007</b>	<b>£327,000</b>

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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.

## Join the UK's cheapest energy provider

Maximise savings on your energy bill when adding broadband, mobile and more to your plan. Plus, get up to £400 to help you switch.

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In partnership with

Cheapest energy when you add two other eligible bundle services. Terms apply. See [uw.co.uk](#)

## Properties sold nearby

**Map view**

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**

**Yopa**  
A Smooth Move

3 2 1

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



**£132,000**

**THOMAS JAMES**

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 G

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

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Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti

By email: [info@mrpennisi.com](mailto:info@mrpennisi.com)

13 December 2024

Dear Ms Spalletti

**URGENT ACTION REQUIRED**

**You and Alexander Walker – 92 Ollerton Road, London, N11 2LA**  
**Letter before action**

1. I write further to my previous correspondence regarding the property that you jointly own with my client, 92 Ollerton Road London, N11 2LA (the “**property**”).
2. In my letter dated 5 November 2024, my client made a reasonable proposal for you to buy my client out of his share of the property. Disappointingly I have received no response at all from you in relation to this, save from a brief email from you to my colleague, Bryan Jones, asking about arrangements for the payment of works to the house, as well as the mortgage and bills (my client’s proposals in respect of this are addressed at paragraph 18 below). My client has therefore instructed me to send this letter in accordance with the Practice Direction for Pre-Action Conduct and Protocols (“**PDPAC**”) contained within the Civil Procedure Rules. I refer you to paragraph 13 to 16 of the Protocol regarding the court’s power to impose sanctions for failing to comply with the Protocol. Ignoring this letter and failing to comply with the Protocol may also increase your liability for costs.
3. This letter sets out:
  1. A summary of the factual background;
  2. The basis of my client’s claim; and
  3. Action required from you to resolve this matter.
4. If you ignore this letter or fail to respond in the time stipulated at the end of this letter, my client may commence court proceedings against you without further notice. If my client wins his claim

at court, you will also very likely be liable for his legal costs. I strongly recommend that you immediately seek legal advice on the contents of this letter.

5. As set out below, it is my client's position that now that your relationship has broken down the property must be sold, and the net proceeds divided.

#### Background

6. You and my client were previously in a relationship from 2019 and jointly purchased 92 Ollerton Road in February 2024. You hold the property as tenants in common and are jointly responsible for the mortgage costs. My client contributed approximately £222,000 to the overall costs of purchasing and renovating the property. You contributed a total of approximately £202,000. There is a mortgage of £506,960 secured against the property and the monthly mortgage repayments are currently £2,414 per month. In relation to the financial arrangements arising from the purchase:
  - a. you did not contribute to the mortgage for the first two months that you and my client were living at the property, as you were waiting for your deposit to be returned from your flat. You have not reimbursed my client for this;
  - b. you withdrew your share of the money for the bills from the joint account in July 2024, which meant my client had to pay the bills in full that month;
  - c. you did not pay your share of the bills in August 2024;
  - d. you only paid £628 towards your share of the mortgage (i.e. approximately 25% of the monthly payment due) to my client in November 2024. You therefore owe £579 in relation to this.
7. Your relationship ended in mid-July 2024 but you both continued to live at the property, albeit separately. My client made it clear that he wanted to separate properly, sell the property and have no further engagement with you by text message sent on 14 August 2024.
8. On 2 September 2024 you had an argument and you falsely alleged that my client broke a lamp (although there is clear documentary evidence that it was broken months ago). You called the police due to that alleged property damage. My client was arrested and taken to Leyton Police Station where he was interviewed under caution. He has been bailed to return to Wood Green Police Station on 15 January 2025. As a consequence of his bail conditions (and also the occupation order that has been made by consent), my client cannot return to the property and since September has split his time between his mother's home in Wiltshire and temporarily staying with friends when he is in London (where he must frequently be for work).
9. Despite having had no contact for 7 weeks, on 22 October 2024 you made an ex parte application pursuant to the Family Law Act 1996 seeking a non-molestation order and an occupation order. At the end of the statement in support of your application you made a series of requests for my client to be solely responsible for the mortgage and household bills, together with compensation for "harm" you alleged to have suffered during the relationship. At the hearing on 25 October 2024 District Judge Cohen made a very limited non-molestation order

in the interim and a return date was directed for 26 November 2024. He made no order in respect of the mortgage payments or bills.

10. My client proposed to vacate the hearing on 26 November 2024 by offering the fullest possible range of undertakings. You failed to accept my client's reasonable undertakings and my client was forced to attend court at significant cost. My client had no wish to continue this pointless and expensive litigation. He therefore agreed to the non-molestation and occupation orders to be made by way of a consent order on the basis of no admissions.
11. In advance of the hearing on 26 November 2024, my client made reasonable proposals as a way to move forward in relation to sale of the property.
12. You failed to engage with my client's reasonable proposal in respect of the sale of the property.

#### The basis of my client's claim

13. Both you and my client have always supported yourselves independently. You are not married, you have no children and have no ongoing duty to support each other. My client's current living situation is not sustainable. You have not been in a relationship since July 2024 and the property will need to be sold and my client's share of the funds be released to him so that he can rehouse appropriately.
14. If you refuse to agree to the sale, then my client will be forced to make an application pursuant to section 14 of the Trust of Land and the Appointment of Trustees Act 1996 for the court to make an order for sale.

#### Alternative Dispute Resolution

15. Should you dispute this, the Protocol PDPAC requires that you and my client should consider alternative dispute resolution before any court proceedings are commenced. Accordingly, we ask you to confirm your position in this regard.
16. Should we not hear from you by 13 January 2025 regarding alternative dispute resolution, and you do not agree to my client's proposal to sell the property, we shall assume that you do not wish to engage in any form of alternative dispute resolution and I reserve the right to draw this letter to the attention of the court, in due course should we consider this necessary.

#### Relevant document

17. I enclosed a copy of the Land Registry title, which shows that the property is owned jointly by you as tenants in common.

#### Action required

18. Despite my many letters to you, both in relation to the property and also in relation to other issues arising from the breakdown of your relationship with my client, you have failed to engage. My client now requires from you confirmation by no later than 4pm on 13 January 2025 that the property can be sold forthwith on the following basis:

- a. the property shall be sold forthwith for the best price achievable;
- b. you and my client to agree the estate agent within seven days. My client to propose three options, you to select one of the three proposed, the joint letter of instruction to be agreed;
- c. my client's usual workman to undertake remedial work to ensure the property is saleable – the scheme of works to be set out by prior written agreement between you and my client;
- d. you to maintain the property to a viewable standard and to agree not to stymie the sale;
- e. you and my client to continue to discharge the monthly mortgage payments equally (you shall be solely responsible for the bills and utilities at the house given that you are in sole occupation of the property and my client has his own housing costs to meet);
- f. the proceeds of sale shall be applied as follows:
  - i. to discharge the mortgage;
  - ii. in payment of the solicitors' conveyancing costs and disbursements in connection with the sale;
  - iii. in payment of the estate agents' charges;
  - iv. in payment to my client of the additional contributions that my client has made to the mortgage and bills set out at paragraph 6 above, which should have been met by you;
  - v. in payment to my client any redecoration/renovation or other costs that my client incurs in order to prepare the property for sale that are unmatched by you;
  - vi. in payment of the balance as to 50% to you and 50% to my client.

For the avoidance of doubt, the amounts referred to at (iv) and (v) above will need to be paid to my client directly from the conveyancing solicitors, top sliced, from the net proceeds of sale.

19. My client could of course claim further sums because he contributed more to the costs of purchasing and renovating the property. However, he will not pursue this claim on the condition that his proposals are accepted by 13 January 2025.
20. If you fail to respond to this Letter Before Action by this deadline or if your response is in any way unsatisfactory, I anticipate being instructed to take all further action. To the extent that full court proceedings are necessary, my client's costs will increase, and he will seek to recover all of the same from you as part of those proceedings.

I await to hear from you or your solicitor.

Yours sincerely



**SARAH WALKER**

Enc.

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti

By email: [info@mrpennisi.com](mailto:info@mrpennisi.com)

8 November 2024

Dear Ms Spalletti

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

I write further to my client's proposal in respect of 92 Ollerton Road to which my client looks forward to receiving your response.

In the meantime, my client has instructed me to write about the mortgage repayments. Since the property was purchased in February of this year, you have both contributed equally to the repayment of the monthly mortgage secured against 92 Ollerton Road. I understand that in October you did not initially pay your 50% share but only did so belatedly. In November you paid only £628 when your 50% share amounts to £1,207.

Until a long-term agreement is reached in respect of 92 Ollerton Road, you will need to maintain the financial status quo by paying your 50% share of the monthly mortgage payments and you must reimburse my client for the £579 overpayment he made on your behalf this month forthwith. Even though my client is not living at the property and has offered an undertaking not to come to 92 Ollerton Road, he agrees to continue to pay his 50% share for the time being.

Yours sincerely



**SARAH WALKER**

Our ref: BJ.SW.bs.WAL023

FAO: Ms Lucy Cornish  
Third Floor, Crown House  
47 Chase Side  
London. N14 5PB

By email: [lc@southgate.co.uk](mailto:lc@southgate.co.uk)

23 January 2025

Dear Lucy

**Irene Spalletti and Alexander Walker – 92 Ollerton Road**

I write in response to your email dated 21 January 2025.

My client is dismayed by how long it is taking for your client to respond to his straightforward proposals in relation to our clients' jointly owned property, 92 Ollerton Road. I first wrote about this issue on 5 November 2024 and my client has been attempting to engage constructively with your client about this since last summer. There can be no possible justification for the ongoing delay. My client has not been able to live in his own property since September 2024.

His current living situation is unsustainable and there must be a route to him being able to extract his share of the equity from the property so that he can appropriately house himself.

In addition to this, for the months of November 2024 and January 2025 your client has only paid 50% of her half share of the mortgage (i.e. 25% of the monthly payment due), leaving my client to pay the rest. This is completely unacceptable and if your client does not reimburse him forthwith, my client will be seeking that the overpayments he has been forced to make on your client's behalf are deducted from your client's share of the proceeds of sale of the property.

Your client has had more than six weeks to respond to my client's letter before action dated 13 December 2024 and she has since made a further application within the Family Law Act proceedings to vary an order that was *made by consent* on 26 November 2024. In light of this, my client has no confidence at all that your client will engage constructively in the sale process, and I therefore have instructions to make an application under the Trust of Land and the Appointment of Trustees Act 1996 for the court to make an order for sale forthwith.

Yours sincerely



**SARAH WALKER**

Our ref: BJ.SW.bs.WAL023

FAO: Ms Irene Spalletti

By email: [info@mrpennisi.com](mailto: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:

1. 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:

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

Additional lump sum*	£15,000
<b>Total</b>	<b>£213,020</b>

\*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.

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

Exhibit n° ISS-61

Exhibit dated: 07/10/2024

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

BETWEEN:

Miss Irene Sara Spalletti

- and -

Applicant

Respondent

Mr Alexander Michael Luke Wolf Walker

---

Exhibit n° ISS-61 • WINDOWS & FRONT DOOR (BROKEN BY THE RESP'T)  
quote, referred to in the Section 8.1.34

---

Total **costs** to replace all the property windows [aside from the roof Velux]  
and the front door [that the respondent broke]: £23,873.16

# Your Quotation

Quotation Reference: 4181543/20241007/210457



Anglian Home Improvements

Anglian Home Improvements

Sales Contact Centre (Unit 2A)

Liberator Road

Norwich

Norfolk

NR6 6EJ

Miss Spalletti

92 Ollerton Road

London

N11 2LA

0800 197 0000

07/10/2024 21:05:02

Dear Miss Spalletti

Thank you for allowing us to quote on your new Windows and/or Doors. Below your quotation is a wealth of information about our Company and the quality and craftsmanship of our products to help support you in your decision making. Should you have any further questions, please do not hesitate to get in touch with us. We very much look forward to receiving your order.

## Your Quote

We have pleasure attaching your Schedule of Works, which summarises your product selection.

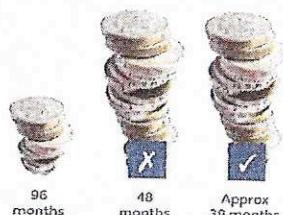
Amount of credit for goods/services

Minimum monthly repayment	x Number of monthly repayments	Deposit	Total amount payable
£304.68	96	£249.00	£29498.28
Minimum monthly repayment	x Number of monthly repayments	Deposit	Total amount payable
£492.17	48	£249.00	£23873.16

Annual rate of interest: **12.2% fixed 12.9% APR** Rates may vary subject to status

Credit is available to homeowners aged 18 and over subject to lender, application and status. The above figures do not constitute the full terms and conditions of any credit agreement. We can offer you a home improvement loan through a panel of lenders. Anglian receives an introduction fee from our finance providers when you open an Anglian Finance Account.

Accelerated Repayments – paying it back sooner. The total amount payable can be reduced if additional payments are made, reducing the terms of the loan. You can pay more than the contracted minimum payment, either monthly or periodically which will reduce the amount of interest you would otherwise pay, and the number of payments you would make. We attach a copy of your money matters booklet.



Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

**Exhibit n° ISS-62**

**Exhibit dated:** 21/10/2024

**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-62 • BATHROOM RENOVATIONS**

*quote, referred to in the Section 8.1.35*

---

Estimate for three bathroom renovations labour only: £23,000

T.DBuilders & Maintenance bathrooms installations quote

Tical daniel <dannytical1982@gmail.com>  
to me ▾

- remove the existing tiles and old bathroom units
- plaster and make it good the walls
- install new pocket door
- install new shower mixer
- install new shower glass
- install new walking shower wet room
- waterproof the shower area wall and floor
- install new sink unit and tap
- install new radiator towel rail
- install new toilet
- install new ceiling lights
- install new 8mm plywood above floor boards
- install durabase matting membrane under the floor tiles
- install new floor tiles and grout
- install new wall tiles and grout
- paint the ceiling with bathroom paint

Total 8500£

This quote include only the labour cost without any materials.

The loft bathroom would be the same price because include same work required.

Kind Regards

Applicant: Miss I - S Spalletti  
EXHIBITS to Statement n°: 1  
**Exhibit n° ISS-63**  
**Exhibit dated:** 17/10/2024

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

BETWEEN:

Miss Irene Sara Spalletti

- and -

Applicant

Respondent

Mr Alexander Michael Luke Wolf Walker

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**Exhibit n° ISS-63 - ROOF WINDOWS**  
*quote, referred to in the* Section 8.1.35

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Material cost estimate: £3,900.00, labour cost estimate: £2,900.00  
total estimate: £6,800.00



Kyle martin  
to me ▾

17 Oct 2024, 18:51 (2 days ago) ☆ ☺ ↵ :

Hi irene

So two windows of that size plus flashing kits cost around £1,950 each

Other materials £ 320

Labour to install windows £ 1,920

Works to inside to compensate new larger Velux windows. £ 980

That's were we would be with proposed works. Please note there will be VAT on top

Thanks kyle KFM

\*\*\*

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

- and -

Applicant

Mr Alexander Michael Luke Wolf Walker

Respondent

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

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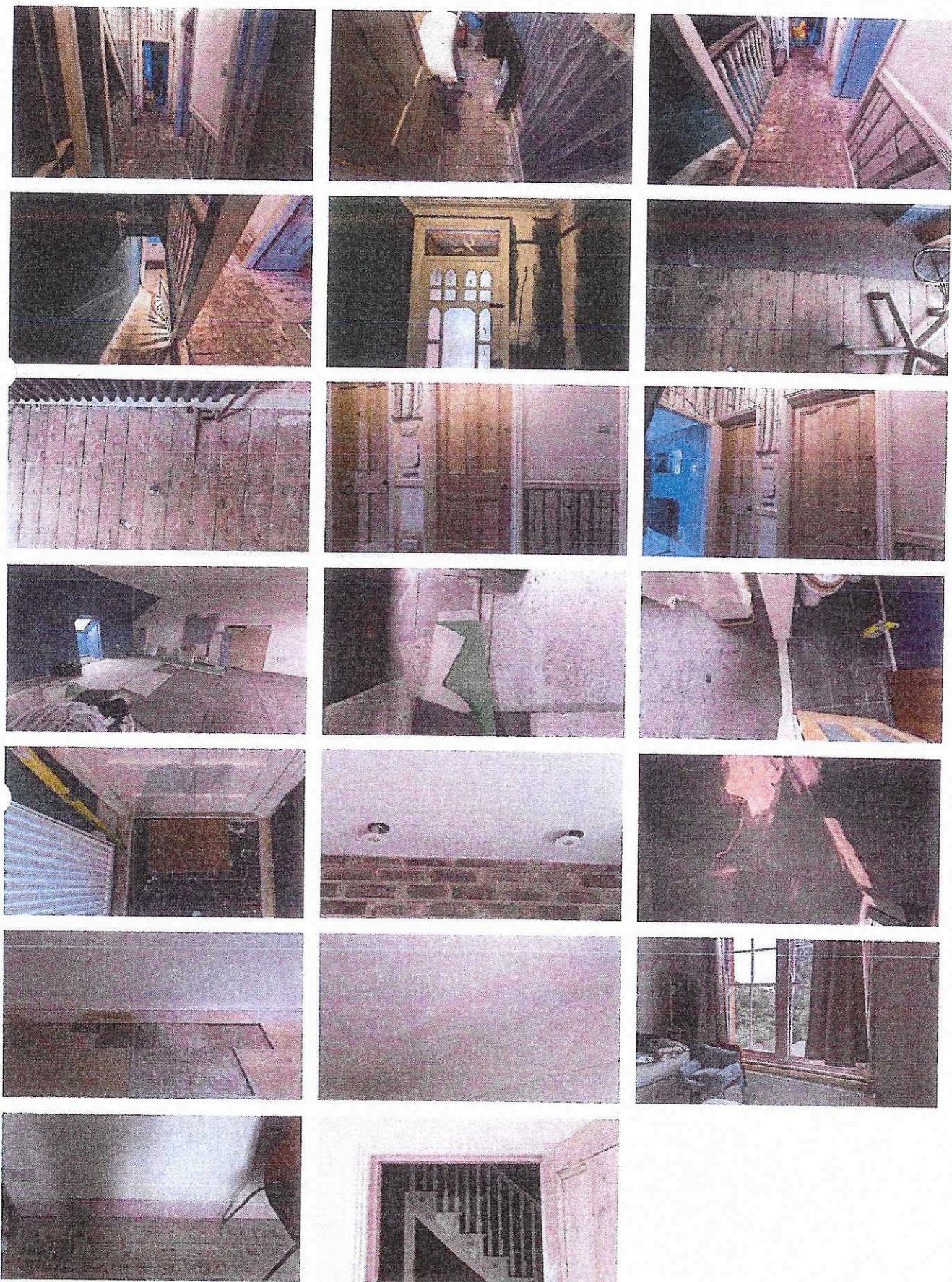
**staircase painting and wallpaper stripping** [initiated by the respondent, who gave up after 20 minutes, leaving the walls in the condition shown in the photos]

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**



**ESTIMATE ESTE282999**

TopDec Decorating Contractors Ltd - London Painting  
pros  
Company Registration No: 13942330

RAFAEL NTOUKA  
P 07366167248  
top.decltd@gmail.com  
topdecoratingcontractorsltd.co.uk

**BILL TO :**

Irena  
N11 2LA, 92 Ollerton Rd  
P 07412604767

**ESTIMATE DATE** 13/10/2024

DESCRIPTION	RATE	QTY	TOTAL
whole staircase to be decorated / All walls,ceilings,woodwork. - / Strip off wallpaper prepare make good the surfaces and apply paint Labour and Materials included on the quote	£3,800.00	1	£3,800.00

**PAYMENT INSTRUCTIONS**

Bank Transfer: TOPDEC DECORATING CONTRACTORS LTD Sort code : 30-99-50  
Account number : 25490560  
Other: Lloyds bank

SUBTOTAL	£3,800.00
TOTAL	£3,800.00
BALANCE DUE	£3,800.00

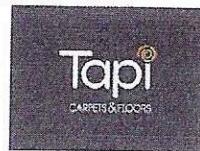
**NOTES:**

If you would like to proceed 50% Deposit required

Signature:

13/10/2024

Irene Spalletti  
92 Ollerton Road  
London  
N11 2LA



### Sales Quote

Page 1

Edmonton  
4 Ravenside Retail Park  
Ravenside Close  
London  
N18 3HA

Customer Email	irene.spalletti@gmail.com
Customer Landline	
Customer Mobile	07412604767
Customer Mobile 2	
<b>Quote No.</b>	<b>LG004652901</b>
Bill-to Customer No.	C002341276
Quote Date	10/11/2024
Consultation Date	10/11/2024
<b>Quote valid until</b>	<b>18/10/2024</b>

Store 1049  
Store Phone No. 020 3846 1080  
Home Page <http://www.tapi.co.uk>  
Store E-Mail Edmonton@Tapi.co.uk  
Salesperson Jashim Uddin  
Home Consultant Jashim Uddin  
Customer own sizes No

Article Code	Description	Discount Promotion	Amount
197601	Henley Silver 4m		
197602	Henley Silver 5m	<i>Sale - 50% off 100s of carpets</i>	
201925	Triumph 1.37		
186834	Gripper 190		
194757	Dualgrip 0.90m Silver		
194758	Zig-Zag 0.90m Silver		
173830	Gold Tape 20LM		
202084	Spray Adhesive Carpet		
910025	INV Delivery & Care Package		
910048	INV Fitting Arrangement Service		
	customer is to uplift and dispose of the old flooring.		

Total Before Discounts	6,834.97
<b>YOU SAVE</b>	<b>-2,535.01</b>
<b>YOU PAY</b>	<b>4,299.96</b>
20% VAT	716.66
Total GBP Excl. VAT	3,583.30

**Want Interest Free Credit?** Here's an example for this month:

Total Payable: £4299.96  
APR: 0%  
Repayments: £119.44 for 36 Months

*This is an illustration. Subject to status and affordability.*

Deposit/Payment No.	Description	Posting Date	Payment Method	Amount
				<b>Total GBP</b>
<b>FITTING SERVICE</b>				
Fitting services are carried out by Independent Fitting Contractors. As we use independent fitters, the cost for fitting is payable directly to the fitter on the day of installation.				
	Amount to pay Fitter			£ 604.78



1 Lyric Square | London, Hammersmith W6 0NB  
020 7381 9408 | office@mrsander.co.uk | www.mrsander.co.uk

Product/Service	Description	Qty.	Unit Price	Total
DISCLAIMER	"Please Note That Skirting Boards May Incur Dents, Scratches, Or Marks During The Course Of The Work. We Do Not Take Responsibility For Painting Or Repairing The Skirting Boards After The Work Is Completed. This Remains The Responsibility Of The Customer"	1	£0.00	£0.00

A deposit of £3,310.00 will be required to begin.

1st floor only



This quote is valid for the next 30 days, after which values may be subject to change.

Total £3,310.00

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



WOOD OAK FLOOR SANDING  
EST 1999  
CONSULTANCY – DESIGN – MANAGEMENT  
SANDING QUOTATION

Dear Irene,

Date: 19<sup>th</sup> October 2024

92 Ollerton Road  
N11 2LA  
07412 604767

Thank you for your request for a floor sanding quote, should you require any assistance please contact us.

BASED ON AREAS: HALLWAY – THRU LOUNGE – STAIRS – LANDING – 3 X BEDS - LOFT

**G/FLOOR:**

VARIOUS APPLICATIONS OF SANDING EXISTING FLOORING

BUFFING

LACQUERING

**TOTAL £1,780.00**

1 X APPLICATION OF STAINING

**TOTAL £560.00 (OPTIONAL)**

**STAIR TREADS & RISERS**

Sanding & finishing treads + painting risers

**Total £570.00**

**1<sup>ST</sup> FLOOR**

VARIOUS APPLICATIONS OF SANDING EXISTING FLOORING

1 X APPLICATION OF GAP FILLING JOINTS

2 X APPLICATION OF CLEAR JUNCKERS COMMERCIAL STRONG LACQUER SILK/MATT FINISH

1 X APPLICATION OF BUFFING FLOORING

MISCELLANEOUS FLOOR REPAIRS

**TOTAL £1,750.00 (STAINING COSTS ADDITIONAL COSTS @ £390.00 OPTIONAL)**

LOFT:

**CLIENT TO SUPPLY FLOORING**

INSTALLATION OF FLOORING

SUPPLY & INSTALL ACOUSTIC UNDERLAY

SCOTIA + MOULDINGS

**TOTAL £1,220.00 (COST OF FLOORING IS EXCLUDED FROM THIS QUOTATION)**

*NB: Should we ascertain your approval of this quotation, we will forward you our  
"Addendum to Works" "Written Guarantee" & "Details of Payment"*

*Kind Regards*

*Wood Oak Floor Sanding*

*Tel: 0208 804 9463*

*Tel: 0776 534 0949*

*Email: [woodoakflooring@gmail.com](mailto:woodoakflooring@gmail.com)*

*Web: [www.woodoakflooring.org.uk](http://www.woodoakflooring.org.uk)*



Applicant: Miss I - S Spalletti  
EXHIBITS to Statement n°: 1  
**Exhibit n° ISS-61**  
**Exhibit dated:** 07/10/2024

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

BETWEEN:

Miss Irene Sara Spalletti

- and -

Applicant

Respondent

Mr Alexander Michael Luke Wolf Walker

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**Exhibit n° ISS-61 • WINDOWS & FRONT DOOR (BROKEN BY THE RESP'T)**  
*quote, referred to in the Section 8.1.34*

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Total **costs** to replace all the property windows [aside from the roof Velux]  
and the front door [that the respondent broke]: £23,873.16

## Your Quotation

Quotation Reference: 4181543/20241007/210457



Miss Spalletti

Anglian Home Improvements

Anglian Home Improvements

Sales Contact Centre (Unit 2A)

Liberator Road

Norwich

Norfolk

NR6 6EJ

92 Ollerton Road

London

N11 2LA

0800 197 0000

07/10/2024 21:05:02

Dear Miss Spalletti

Thank you for allowing us to quote on your new Windows and/or Doors. Below your quotation is a wealth of information about our Company and the quality and craftsmanship of our products to help support you in your decision making. Should you have any further questions, please do not hesitate to get in touch with us. We very much look forward to receiving your order.

### Your Quote

We have pleasure attaching your Schedule of Works, which summarises your product selection.

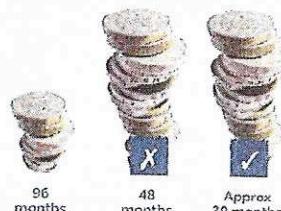
Amount of credit for goods/services

Minimum monthly repayment	x Number of monthly repayments	Deposit	Total amount payable
£304.68	96	£249.00	£29498.28
Minimum monthly repayment	x Number of monthly repayments	Deposit	Total amount payable
£492.17	48	£249.00	£23873.16

Annual rate of interest: **12.2% fixed    12.9% APR**    Rates may vary subject to status

Credit is available to homeowners aged 18 and over subject to lender, application and status. The above figures do not constitute the full terms and conditions of any credit agreement. We can offer you a home improvement loan through a panel of lenders. Anglian receives an introduction fee from our finance providers when you open an Anglian Finance Account.

Accelerated Repayments – paying it back sooner. The total amount payable can be reduced if additional payments are made, reducing the terms of the loan. You can pay more than the contracted minimum payment, either monthly or periodically which will reduce the amount of interest you would otherwise pay, and the number of payments you would make. We attach a copy of your money matters booklet.



Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

**Exhibit n° ISS-62**

**Exhibit dated:** 21/10/2024

**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

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**Exhibit n° ISS-62 • BATHROOM RENOVATIONS**

*quote, referred to in the Section 8.1.35*

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Estimate for three bathroom renovations labour only: £23,000

T.DBuilders & Maintenance bathrooms installations quote    

Tical daniel <dannytical1982@gmail.com>  
to me ▾

- remove the existing tiles and old bathroom units
- plaster and make it good the walls
- install new pocket door
- install new shower mixer
- install new shower glass
- install new walking shower wet room
- waterproof the shower area wall and floor
- install new sink unit and tap
- install new radiator towel rail
- install new toilet
- install new ceiling lights
- install new 8mm plywood above floor boards
- install durabase matting membrane under the floor tiles
- install new floor tiles and grout
- install new wall tiles and grout
- paint the ceiling with bathroom paint

Total 8500£

This quote include only the labour cost without any materials.

The loft bathroom would be the same price because include same work required.

Kind Regards

Applicant: Miss I - S Spalletti

EXHIBITS to Statement n°: 1

**Exhibit n° ISS-63**

**Exhibit dated:** 17/10/2024

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

**BETWEEN:**

Miss Irene Sara Spalletti

- and -

Applicant

Respondent

Mr Alexander Michael Luke Wolf Walker

**Exhibit n° ISS-63 · ROOF WINDOWS**  
*quote, referred to in the Section 8.1.35*

Material cost estimate: £3,900.00, labour cost estimate: £2,900.00  
total estimate: £6,800.00