

Exhibit ref.

1st Statement *of the* Defendant  
Miss Irene Sara Spalletti

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 –

Miss Irene Sara Spalletti

Defendant

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The property

*Exhibited in response to para. 11  
of the Claimant's 1st Statement*

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Using the estimated sale price (per Zoopla) 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.



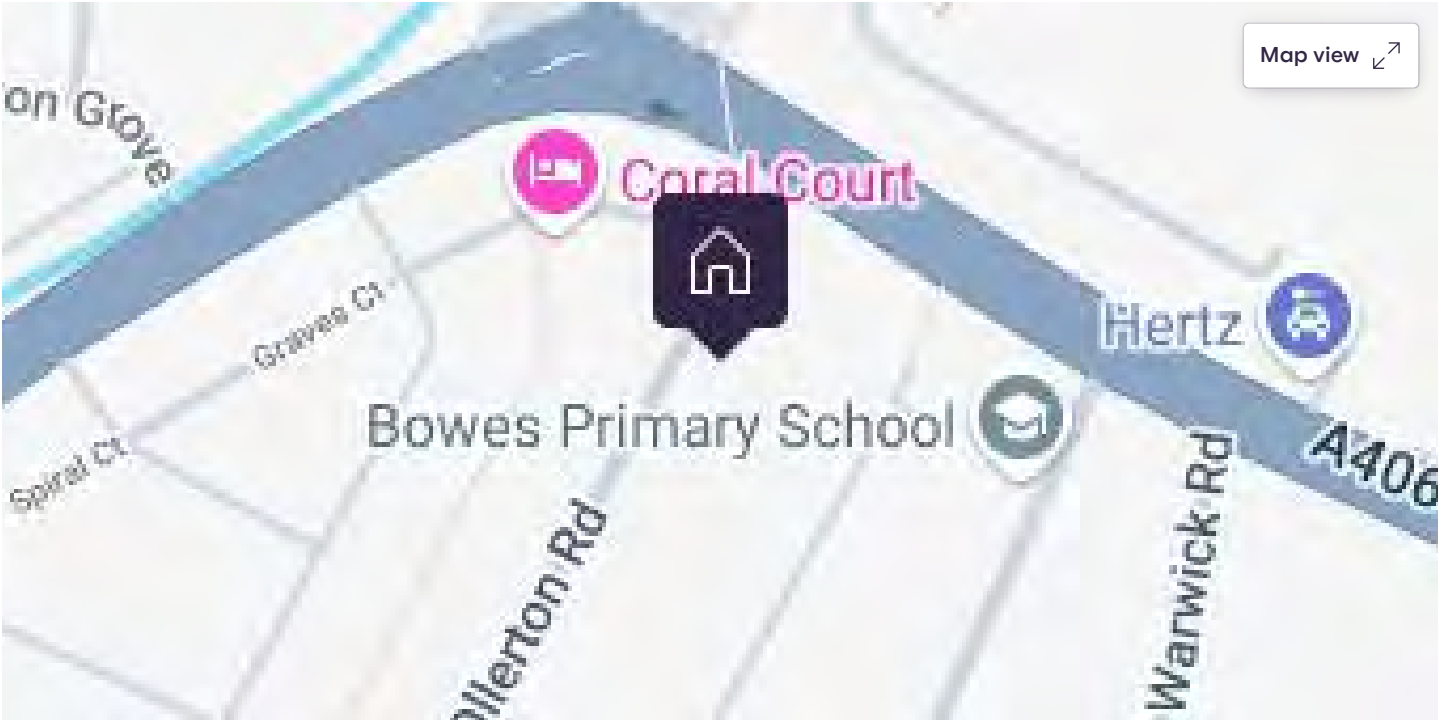
Currently off-market

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



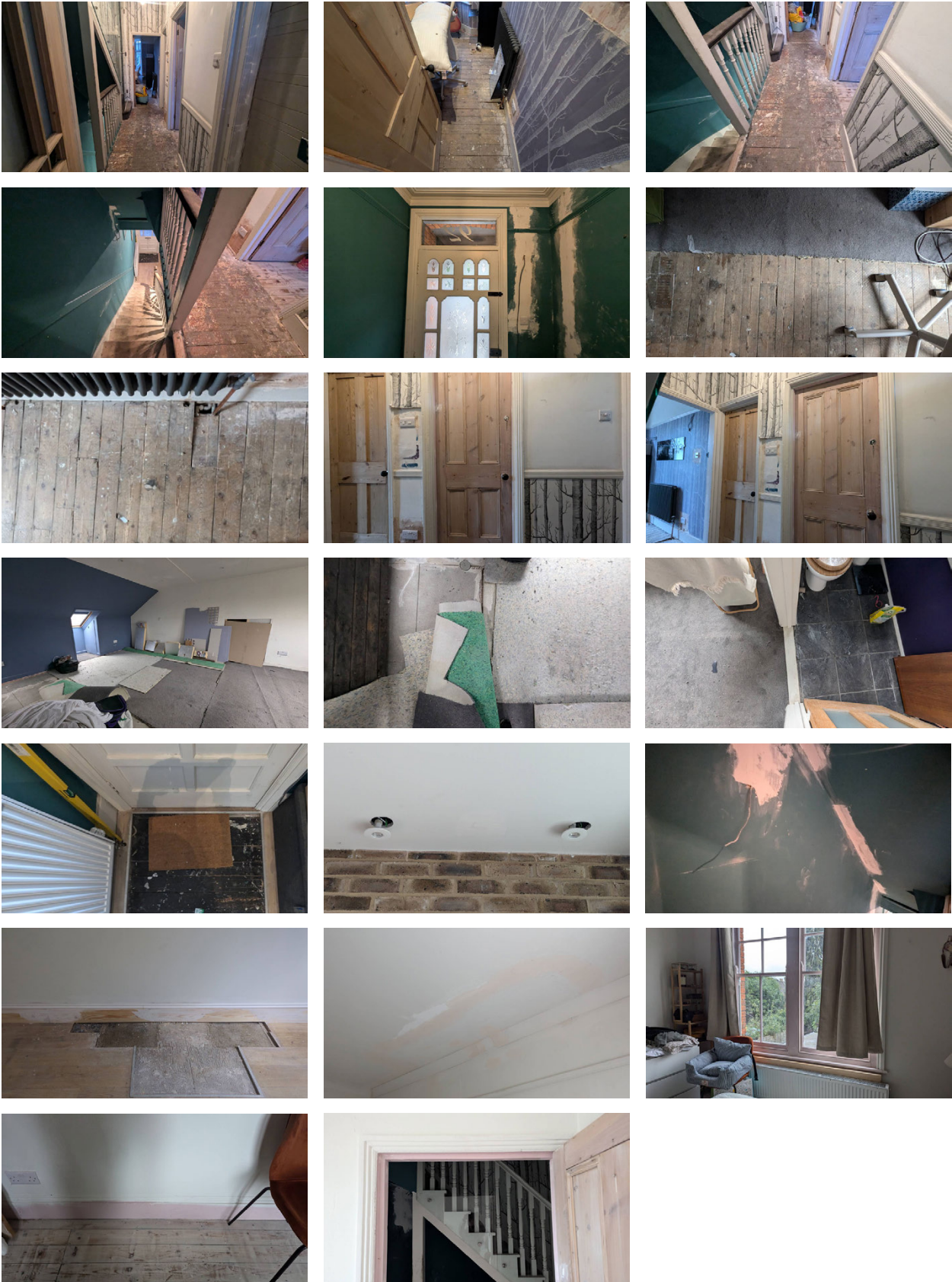
Tracking

Tracking because I am curious

Zoopla estimate



- (31) I ask that he will be fully and solely responsible to cover the full mortgage, the bills (**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 (**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 (**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 (**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.



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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Miss Irene Spalleti  
92 Ollerton Road,  
London  
N11 2LA

9<sup>th</sup> January 2025

Dear Miss Spalleti,

**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](mailto:stanmore@oysterproperties.co.uk)

Arnos Grove | 329 Bowes Road | London N11 1BA  
T. 0208 368 5886 | [arnosgrove@oysterproperties.co.uk](mailto:arnosgrove@oysterproperties.co.uk)



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