

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

Attempts to agree sale

*Exhibited in response to para. 47
of the Claimant's 1st Statement*

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) 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

southgate solicitors

Ms Sarah Walker
Hughes Fowler Carruthers
Academy Court
94 Chancery Lane
London
WC2A 1DT

Our Ref: LC/102369

Your Ref: BJ.SW.bs.WAL023

10 January 2025

Dear Colleagues

Spalletti & Walker - 92 Ollerton Road

We have recently been instructed by Ms Irene Spalletti in matters relating to 92 Ollerton Road, London, N11 2LA. Please ensure that all future correspondence is sent directly to Ms Lucy Cornish, Solicitor with conduct of this matter, at lc@southgate.co.uk.

We note the deadline of 13 January 2025 you have given our client to respond to your Letter Before Action dated 13 December 2024.

In light of our recent instructions, we write to inform you that we are unable to respond in full by the stipulated date and time. Rest assured we are in the process of taking instructions from our client with the view to provide a full response promptly.

Our client is keen to resolve matters outside of court and therefore we urge your client not to take any further action. We put you on notice that should your client escalate matters unreasonably, our client will be seeking costs against him.

You shall hear from us soon.

Yours faithfully



southgate solicitors

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