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# KFT: Key Facts for Tenants

An Insight Into This Property & the Local Market

**Monday 17<sup>th</sup> March 2025**



## CARLISLE PLACE, LONDON, SW1P

### Century21

85 Rochester Row Westminster London SW1P 1LJ

020 7630 1099

roger.collings@century21uk.com

www.century21uk.com



# Introduction Our Services



**Our Agency:** Century21  
**Your Agent:** Roger Collings  
**Agent Contact:** 020 7630 1099  
**Agent Email:** roger.collings@century21uk.com

Charming 1-Bedroom Apartment to let in Central London completely redecorated\*\*\*\*Address:\*\* Carlisle Place, London SW1P \*\*Price:\*\* £2,600 PCMDDiscover urban living at its finest in this beautifully designed 1-bedroom apartment located in the heart of London. With its traditional architecture and stylish interior, this residence offers the perfect blend of comfort and sophistication.\*\*Key Features:\*\*- \*\*Spacious Living Area:\*\* Step into a bright and airy living room, perfect for relaxing or entertaining. The thoughtfully chosen furniture, including a cosy couch and elegant coffee table, creates an inviting atmosphere.- \*\*Well-Designed Kitchen Area:\*\* The apartment boasts a functional kitchen space, complete with modern appliances and ample storage.- \*\*Comfortable Bedroom:\*\* Retreat to the serene bedroom, designed for restful nights. The layout maximizes space and comfort, making it your personal haven.- \*\*Stylish Bathroom:\*\* The contemporary bathroom features high-quality fixtures and finishes, providing a luxurious bathing experience.- \*\*Urban Convenience:\*\* Located in a vibrant neighbourhood, you'll have easy access to transportation links, local shops, and dining options. Enjoy the convenience of city living while being surrounded by beautiful architecture and urban charm.- \*\*Thoughtful Interior Design:\*\* Every detail has been considered in the interior design, from the flooring to the decor, creating a cohesive and stylish environment.This apartment is perfect for professionals or couples seeking a sophisticated living space in a prime location. Don't miss the opportunity to make this stunning apartment your new home!For more information or to schedule a viewing, please contact us today. Available now.

# Property Overview



## Property

|                         |   |                        |                              |
|-------------------------|---|------------------------|------------------------------|
| <b>Type:</b>            | Flat / Maisonette                       | <b>Tenure:</b>         | Leasehold                    |
| <b>Bedrooms:</b>        | 1                                       | <b>Start Date:</b>     | 10/01/2006                   |
| <b>Floor Area:</b>      | 505 ft <sup>2</sup> / 46 m <sup>2</sup> | <b>End Date:</b>       | 25/03/2200                   |
| <b>Plot Area:</b>       | 0.06 acres                              | <b>Lease Term:</b>     | 199 years from 25 March 2001 |
| <b>Year Built :</b>     | Before 1900                             | <b>Term Remaining:</b> | 175 years                    |
| <b>Council Tax :</b>    | Band E                                  |                        |                              |
| <b>Annual Estimate:</b> | £1,192                                  |                        |                              |
| <b>Title Number:</b>    | NGL859241                               |                        |                              |

## Local Area

|                           |                       |
|---------------------------|-----------------------|
| <b>Local Authority:</b>   | City of westminster   |
| <b>Conservation Area:</b> | Westminster Cathedral |
| <b>Flood Risk:</b>        |                       |
| • Rivers & Seas           | Very Low              |
| • Surface Water           | Very low              |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

**21** **1000**  
mb/s mb/s



### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



## Freehold Title Plan



**NGL399971**

## Leasehold Title Plan



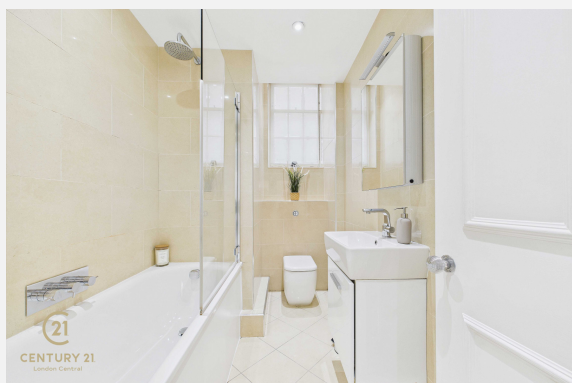
**NGL859241**

Start Date: 10/01/2006  
End Date: 25/03/2200  
Lease Term: 199 years from 25 March 2001  
Term Remaining: 175 years





# Gallery Photos



# Gallery Photos

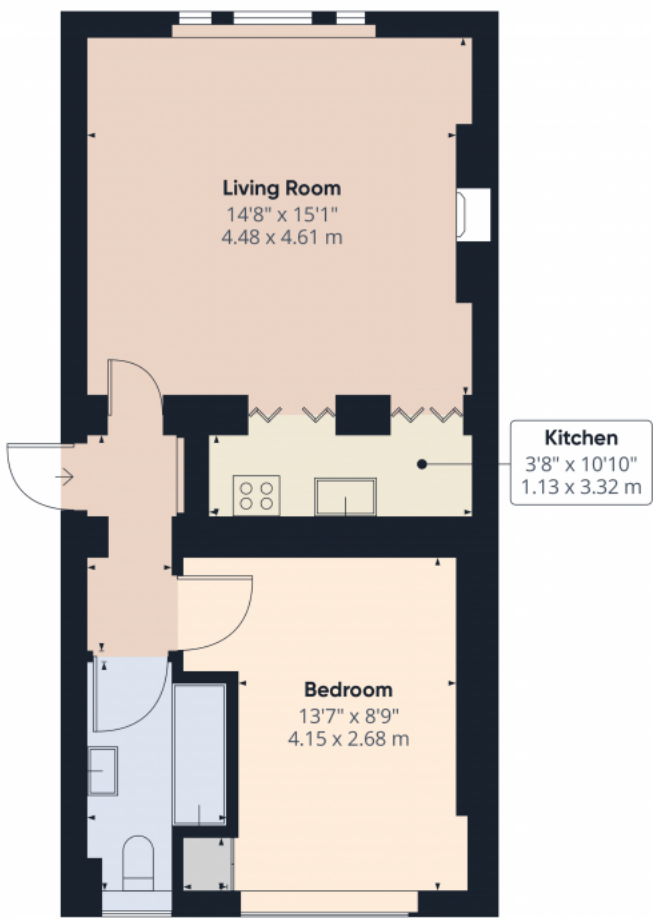


CARLISLE PLACE, LONDON, SW1P

**CENTURY 21**  
London Central

**Carlisle Place, Westminster**  
London, SW1P

APPROX. GROSS INTERNAL AREA  
**505.20 ft<sup>2</sup> / 46.93 m<sup>2</sup>**



- Lower Ground Floor -



APPROX. GROSS INTERNAL AREA  
The footprint of the property  
**505.2 ft<sup>2</sup> / 46.93 m<sup>2</sup>**



APPROX. NET INTERNAL AREA  
Excludes walls and external features  
**481.15 ft<sup>2</sup> / 44.7 m<sup>2</sup>**



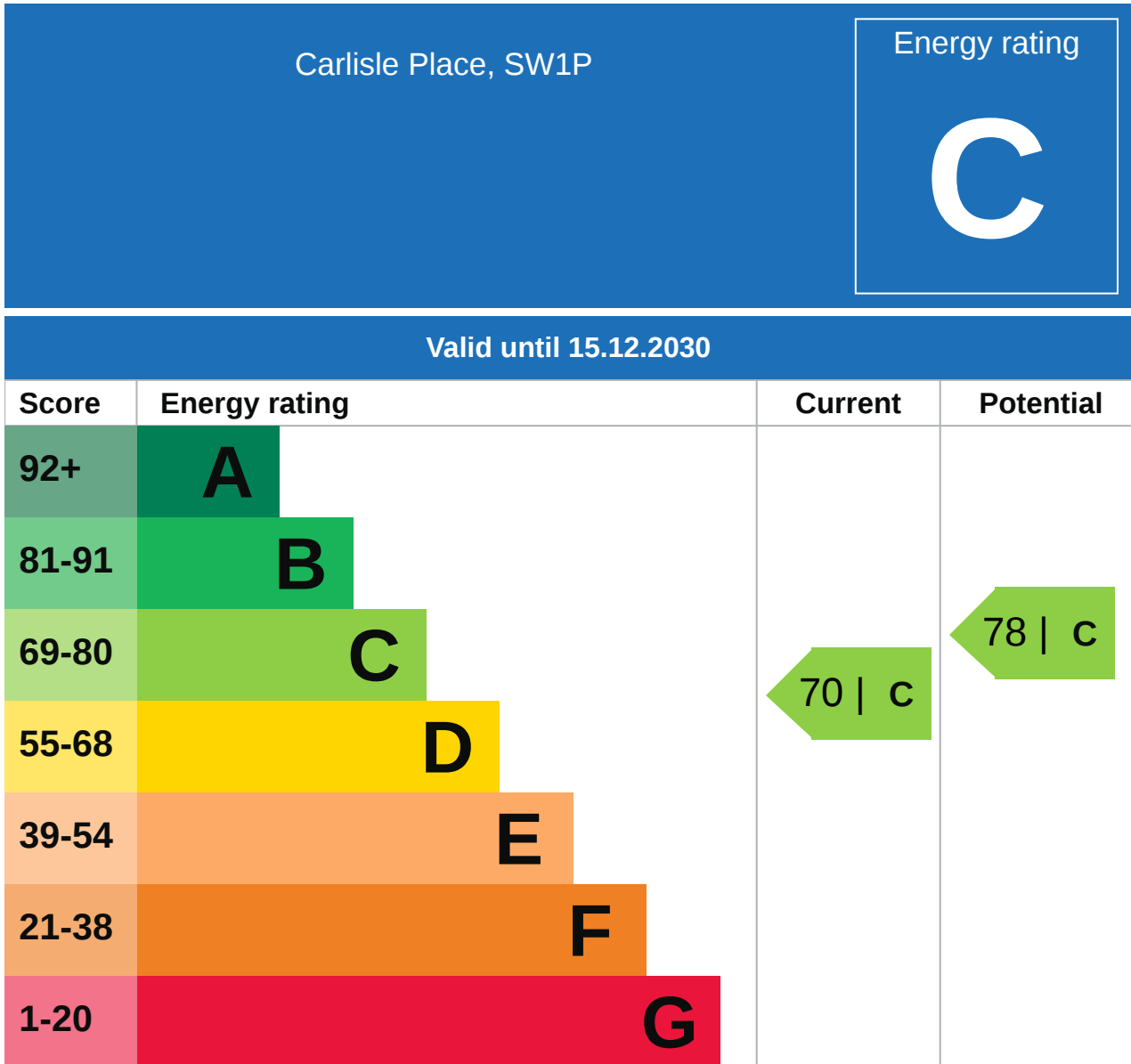
APPROX. HEADROOM  
AREA below 1.5m / 4.92ft  
**0.0 ft<sup>2</sup> / 0.0 m<sup>2</sup>**



APPROX. EXTERNAL STRUCTURAL FEATURES  
Balconies, Terraces, Etc  
**0.0 ft<sup>2</sup> / 0.0 m<sup>2</sup>**



This floor plan is for illustration purposes only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness or  
each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the  
basis of any sale or let. Copyright turokmedia.com



# Property

## EPC - Additional Data

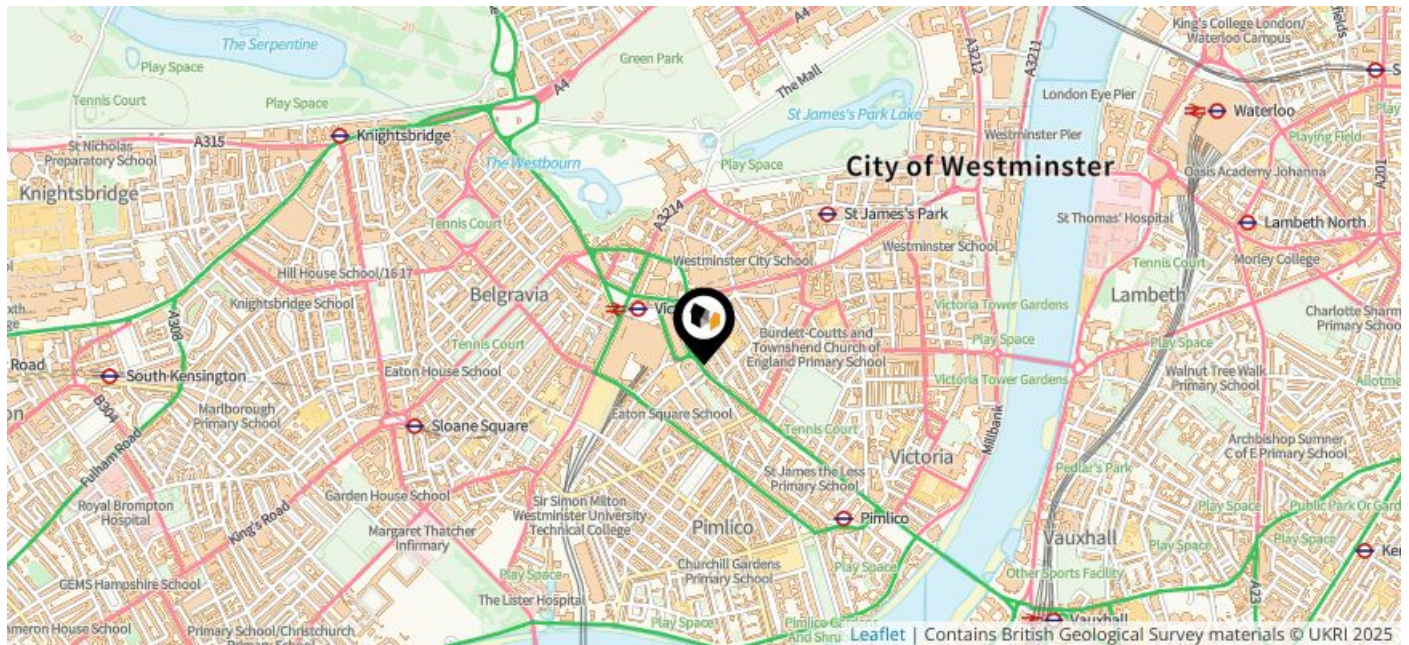
### Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | Flat   |
| <b>Build Form:</b>                  | Mid-Terrace                                    |
| <b>Transaction Type:</b>            | Rental   |
| <b>Energy Tariff:</b>               | Off-peak 7 hour                                |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes  |
| <b>Floor Level:</b>                 | -1   |
| <b>Flat Top Storey:</b>             | No   |
| <b>Top Storey:</b>                  | 0  |
| <b>Glazing Type:</b>                | Not defined                                    |
| <b>Previous Extension:</b>          | 0  |
| <b>Open Fireplace:</b>              | 0  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | (another dwelling above)                       |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good   |
| <b>Lighting:</b>                    | Low energy lighting in 20% of fixed outlets    |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                 |
| <b>Total Floor Area:</b>            | 50 m <sup>2</sup>                              |

# Maps

## Coal Mining

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

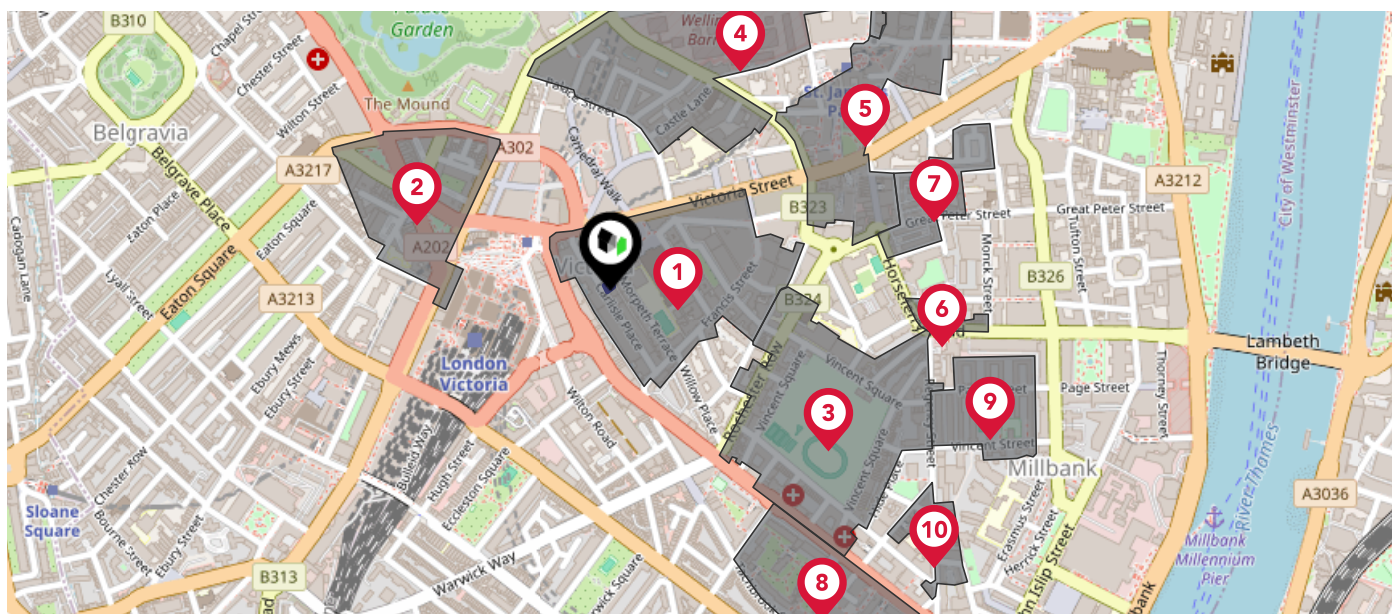
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

# Maps

## Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



### Nearby Conservation Areas

1

Westminster Cathedral

2

Grosvenor Gardens

3

Vincent Square

4

Birdcage Walk

5

Broadway and Christchurch Gardens

6

Medway Street

7

Peabody Estates, South Westminster

8

Lillington Gardens

9

Page Street

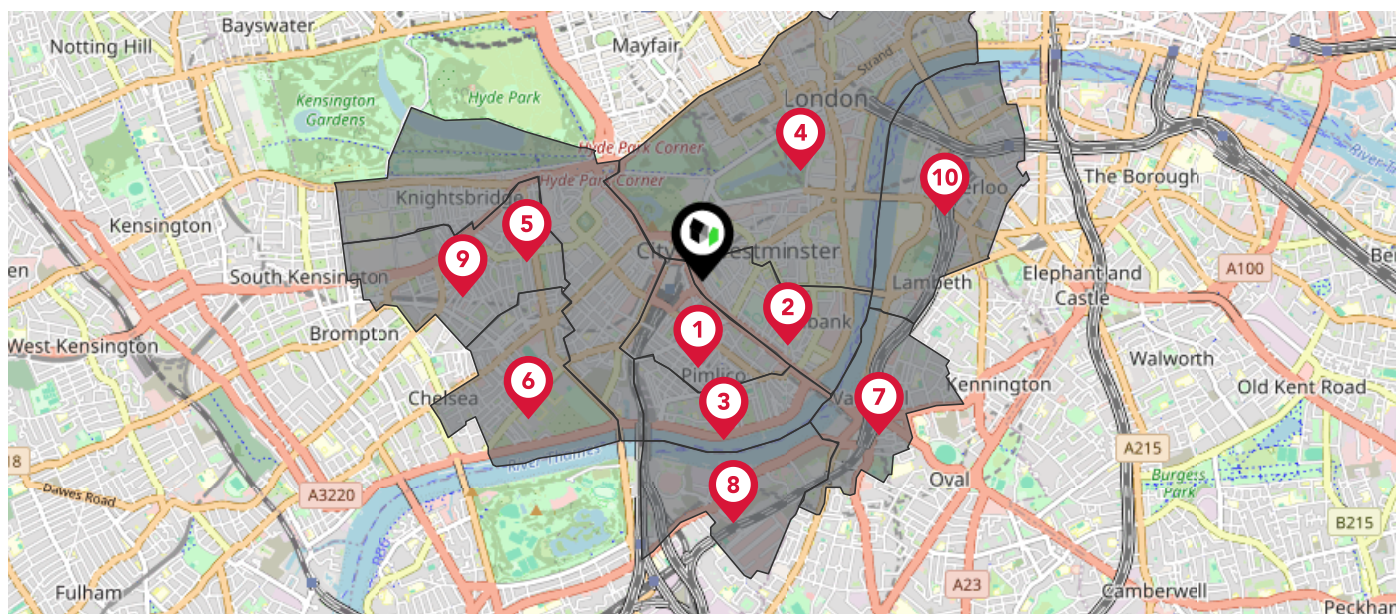
10

Regency Street

# Maps

## Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



### Nearby Council Wards



Pimlico North Ward



Vincent Square Ward



Pimlico South Ward



St. James's Ward



Knightsbridge & Belgravia Ward



Royal Hospital Ward



Vauxhall Ward



Nine Elms Ward



Brompton & Hans Town Ward



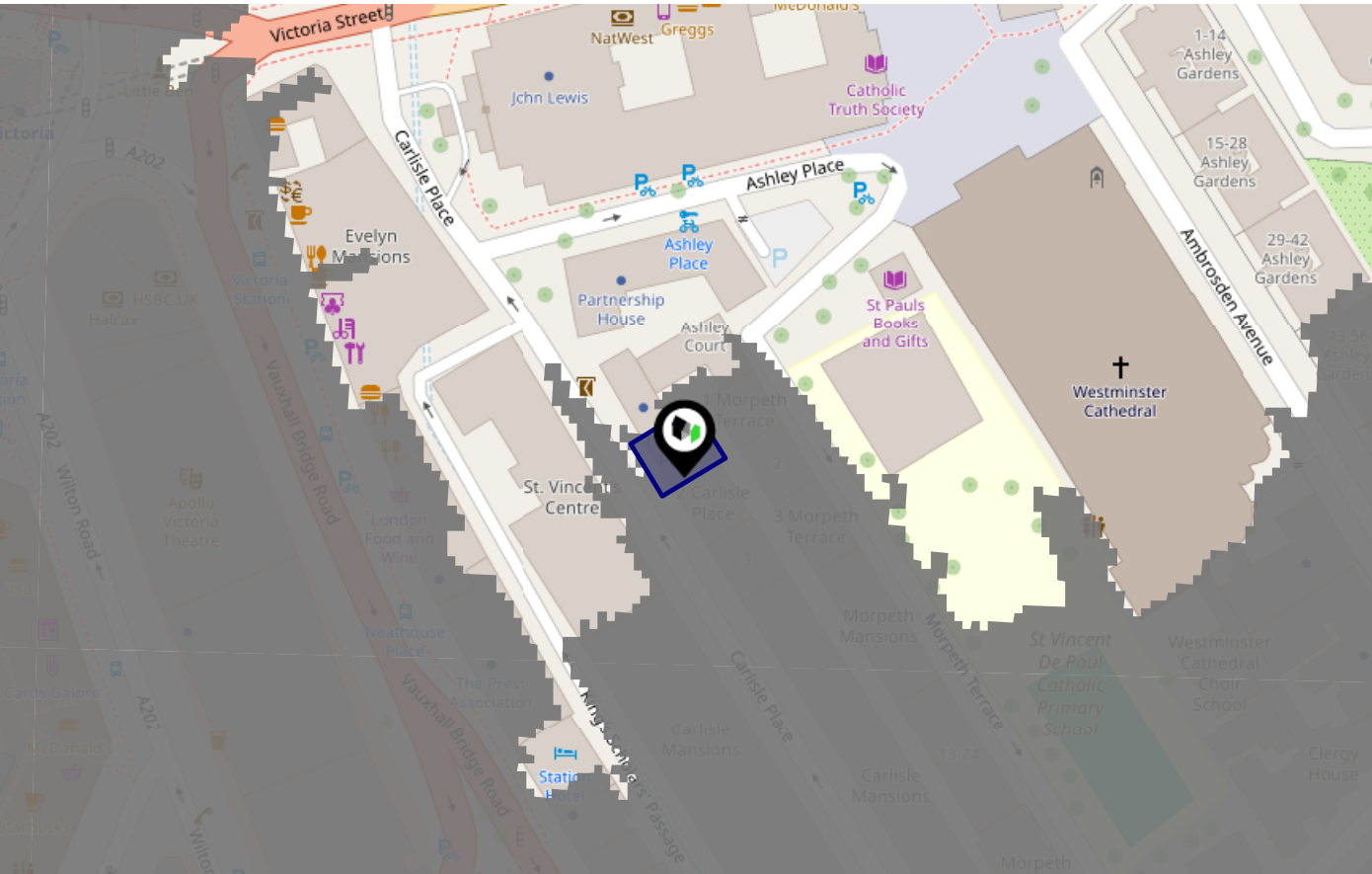
Waterloo & South Bank Ward

# Flood Risk

## Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

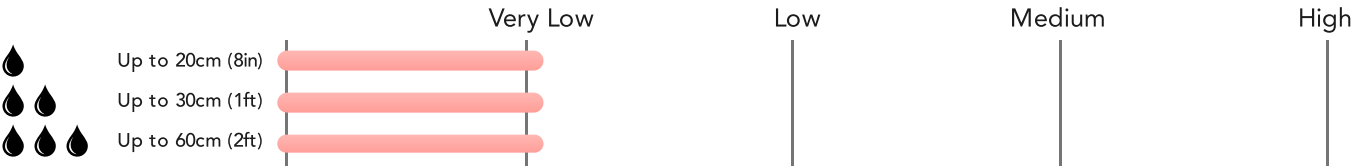


**Risk Rating: Very Low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

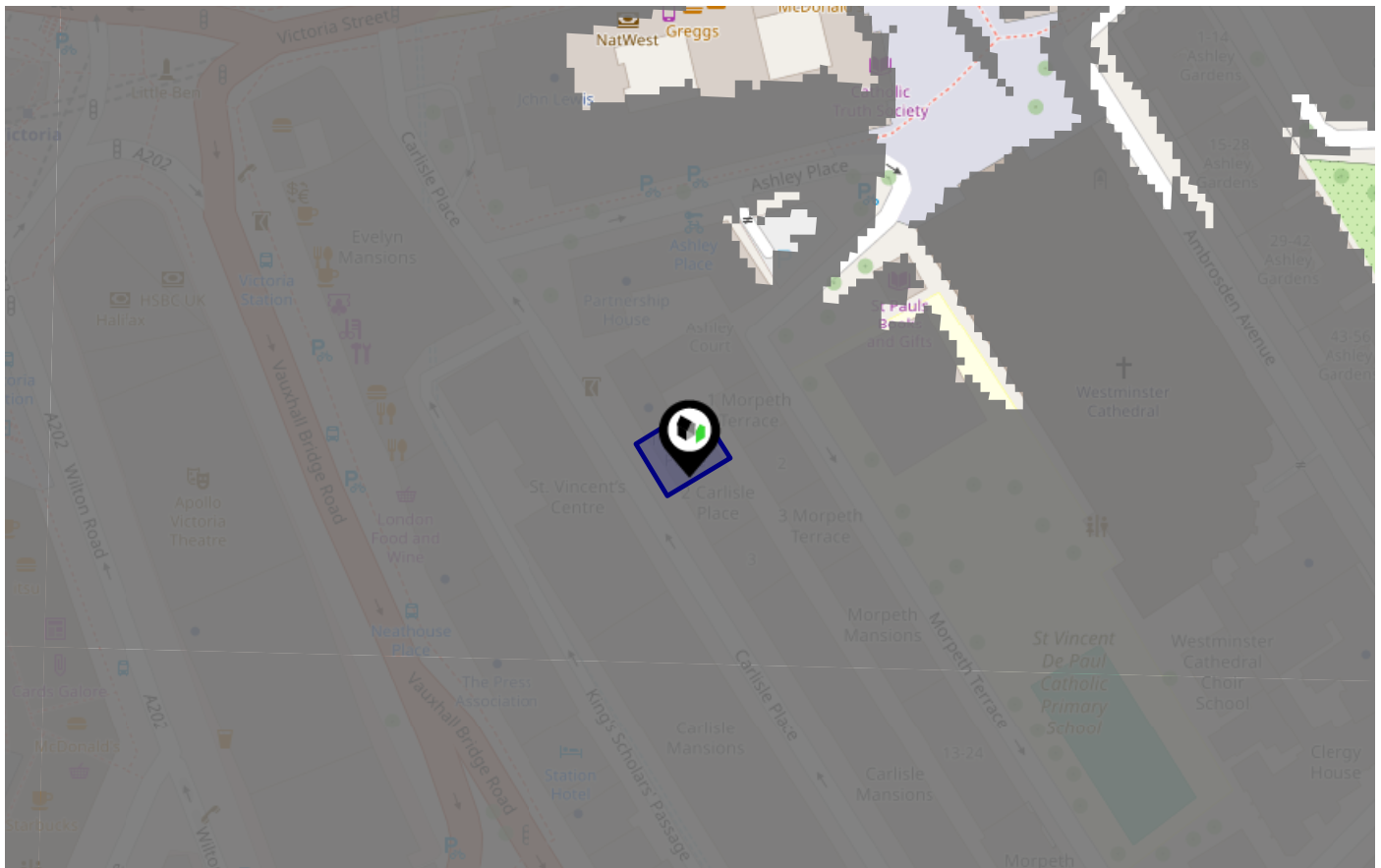
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



**Risk Rating: Very Low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

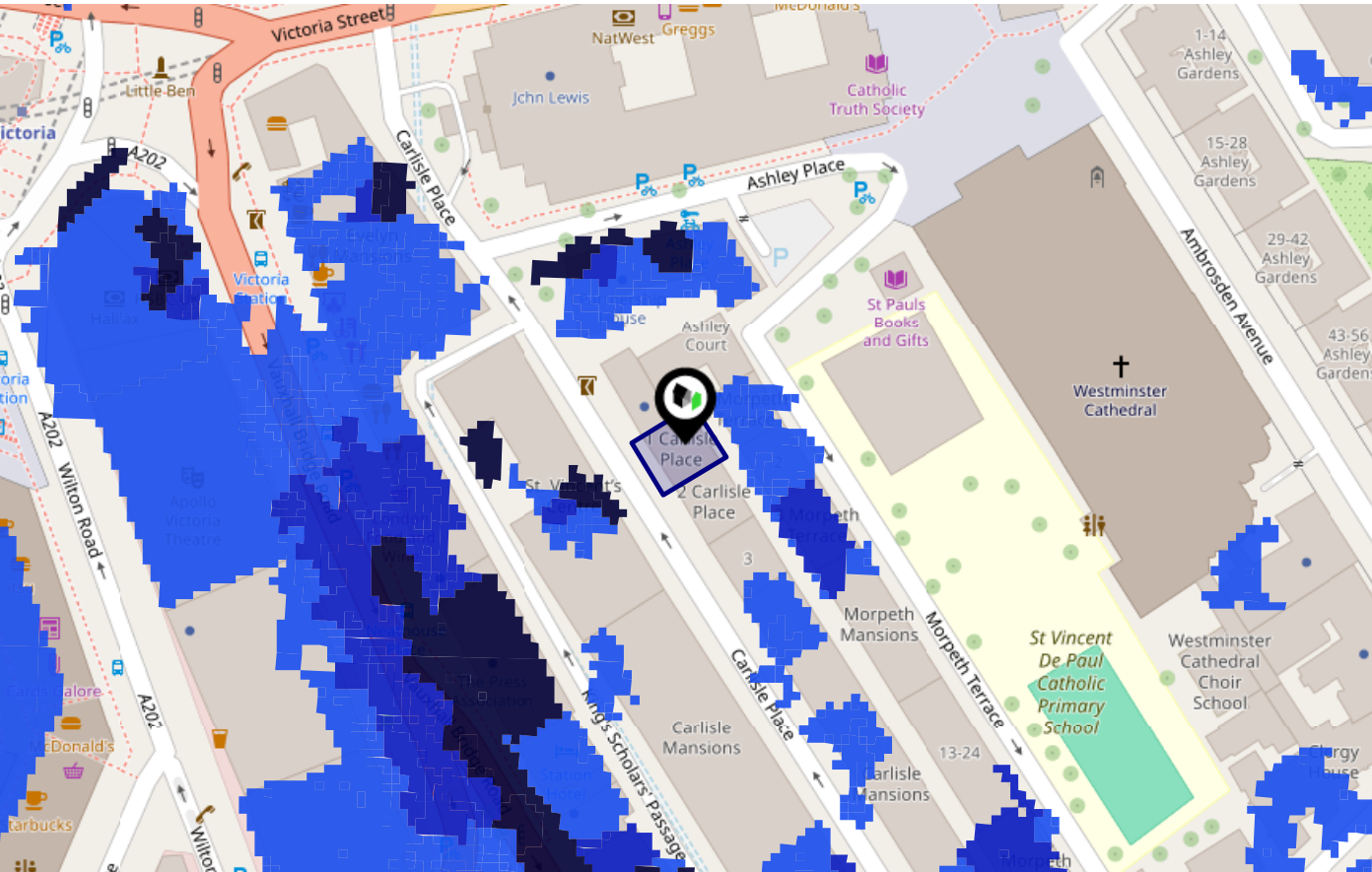


# Flood Risk

## Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.25%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

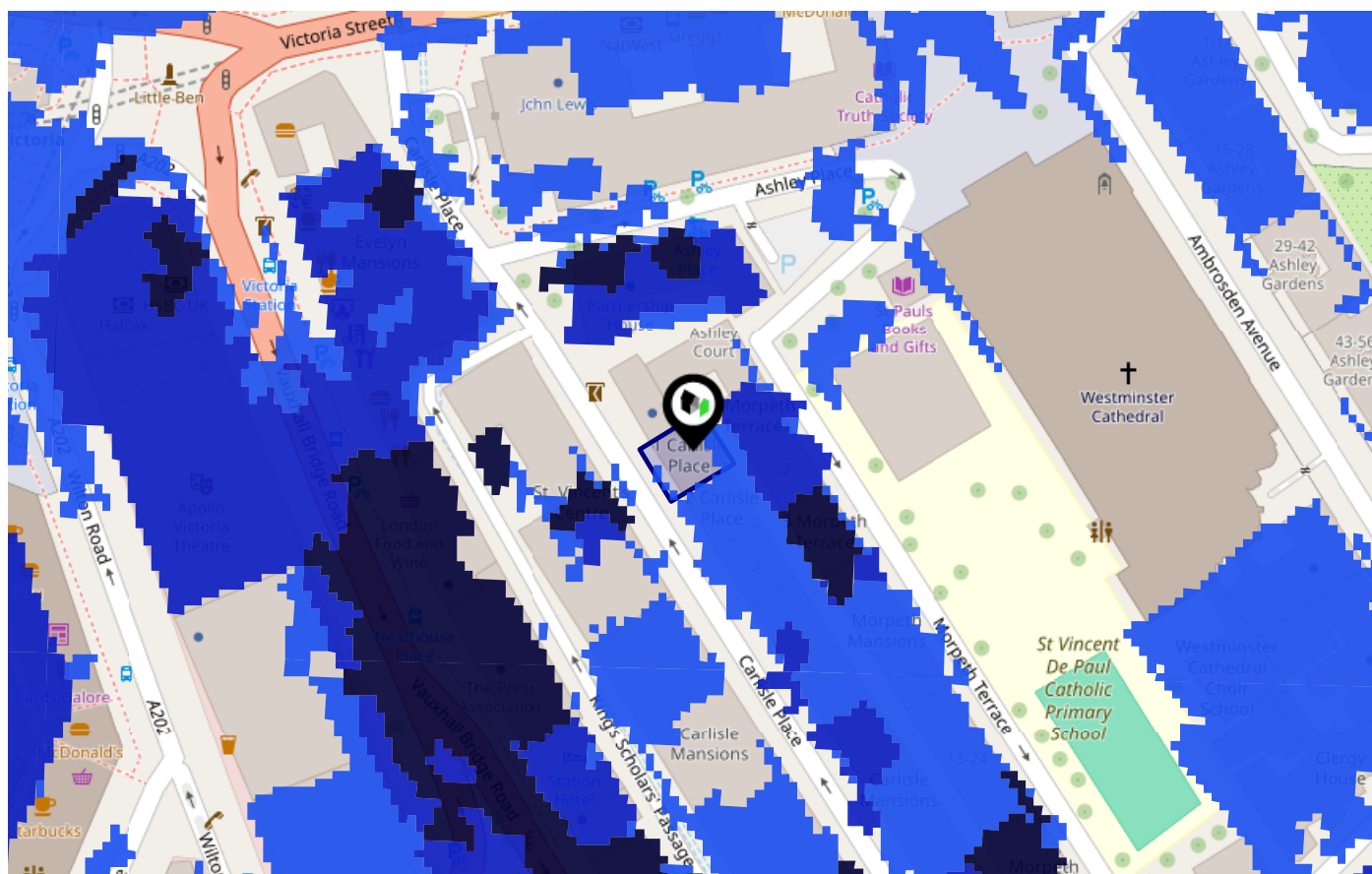
Chance of flooding to the following depths at this property:



# Flood Risk

## Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

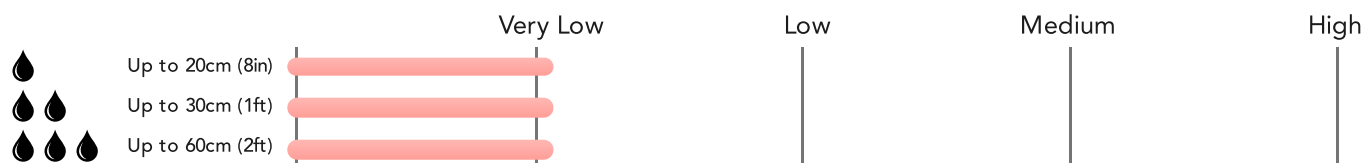


**Risk Rating:** Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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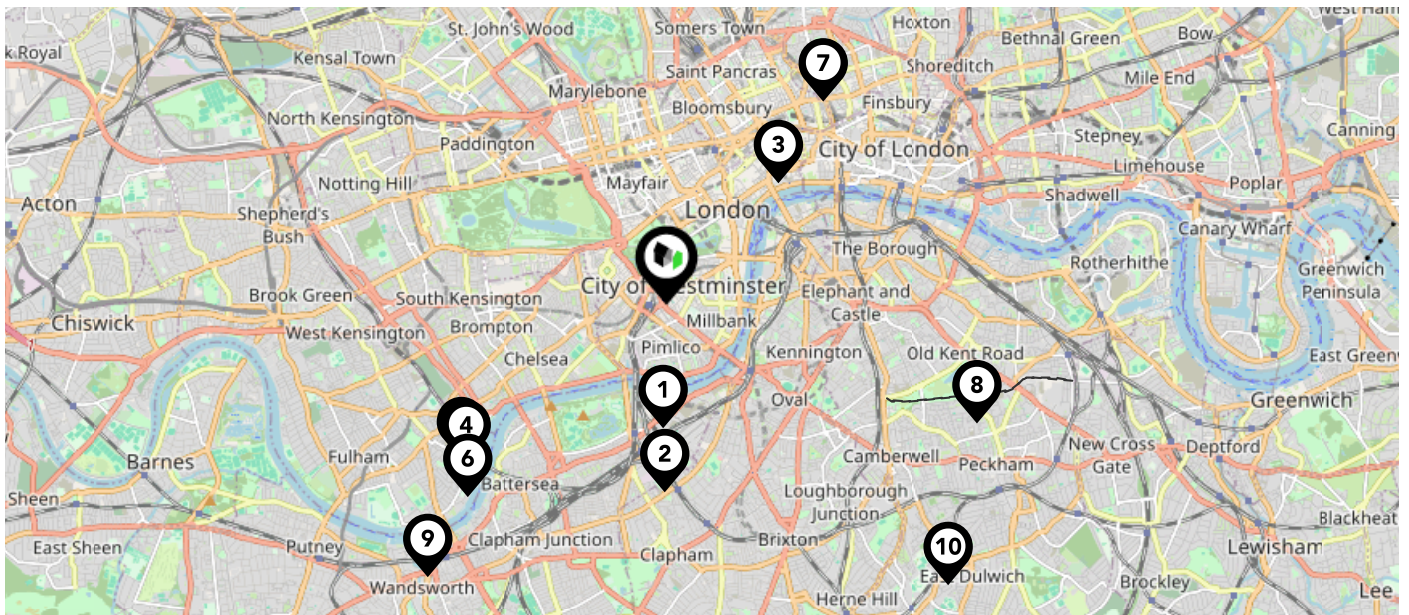
Chance of flooding to the following depths at this property:



# Maps

## Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



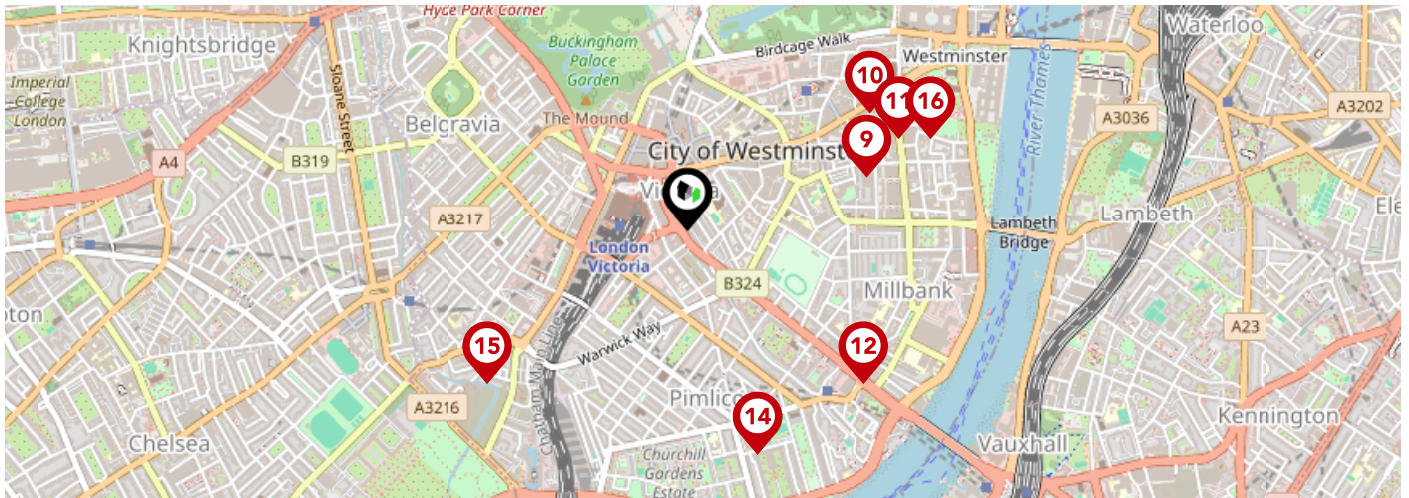
### Nearby Landfill Sites

|           |   |                   |  |
|-----------|---|-------------------|--|
| <b>1</b>  | Cringle Wharf-Cringle Street, Battersea, London   | Historic Landfill |  |
| <b>2</b>  | Linford Street-London SW8                         | Historic Landfill |  |
| <b>3</b>  | Portugal Street-Lincoln's Inn Fields, London WC2A | Historic Landfill |  |
| <b>4</b>  | St John's Metals-Walham Greem, Chelsea, London    | Historic Landfill |  |
| <b>5</b>  | Chelsea Creek-Walham Greem, Chelsea, London       | Historic Landfill |  |
| <b>6</b>  | Townmead Road-Sands End, London SW6               | Historic Landfill |  |
| <b>7</b>  | Rosoman Street / Skinner Street-Finsbury          | Historic Landfill |  |
| <b>8</b>  | Old Canal Filling-Southwark, London               | Historic Landfill |  |
| <b>9</b>  | Feathers Wharf-Wandsworth, London                 | Historic Landfill |  |
| <b>10</b> | British Rail-East Dulwich                         | Historic Landfill |  |

# Area Schools

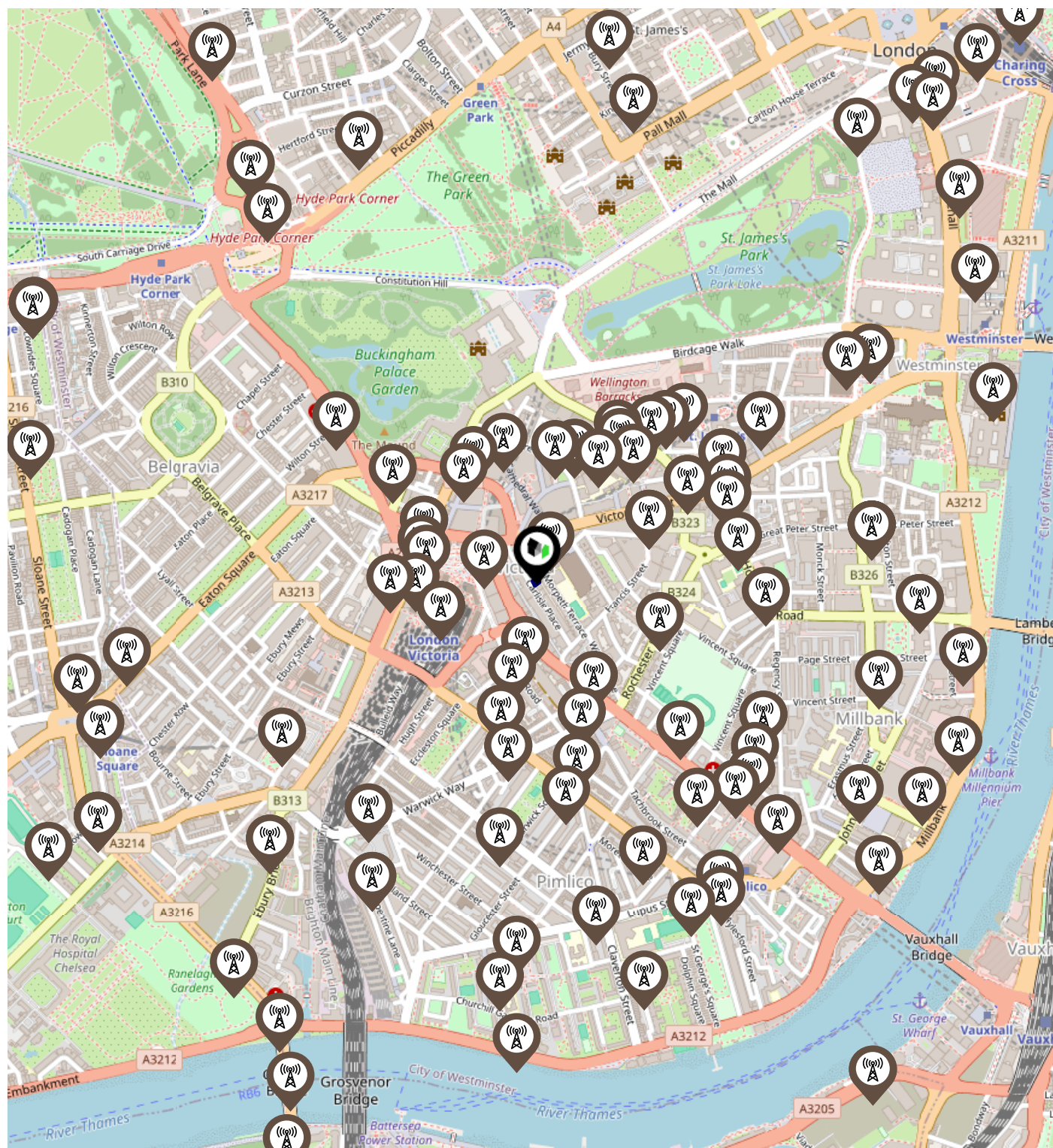


|          |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>St Vincent De Paul Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 213   Distance:0.06                  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Westminster Cathedral Choir School</b><br>Ofsted Rating: Not Rated   Pupils: 270   Distance:0.08                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Westminster City School</b><br>Ofsted Rating: Good   Pupils: 784   Distance:0.18                                     | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Eaton Square Prep School</b><br>Ofsted Rating: Not Rated   Pupils: 259   Distance:0.21                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>St Peter's Eaton Square CofE Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 192   Distance:0.24 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Burdett-Coutts and Townshend Foundation CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 145   Distance:0.26 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>The Grey Coat Hospital</b><br>Ofsted Rating: Outstanding   Pupils: 1131   Distance:0.28                              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Westminster Under School</b><br>Ofsted Rating: Not Rated   Pupils: 284   Distance:0.4                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |





|           |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|-----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>9</b>  | <b>St Matthew's School, Westminster</b><br>Ofsted Rating: Good   Pupils: 159   Distance:0.43    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>10</b> | <b>Harris Westminster Sixth Form</b><br>Ofsted Rating: Outstanding   Pupils: 600   Distance:0.5 | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>11</b> | <b>Westminster Abbey Choir School</b><br>Ofsted Rating: Not Rated   Pupils: 29   Distance:0.53  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>12</b> | <b>Fairley House School</b><br>Ofsted Rating: Not Rated   Pupils: 212   Distance:0.54           | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>13</b> | <b>Pimlico Primary</b><br>Ofsted Rating: Outstanding   Pupils: 352   Distance:0.54              | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>14</b> | <b>Pimlico Academy</b><br>Ofsted Rating: Good   Pupils: 1113   Distance:0.54                    | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>15</b> | <b>St Barnabas' CofE Primary School</b><br>Ofsted Rating: Good   Pupils: 156   Distance:0.58    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>16</b> | <b>Westminster School</b><br>Ofsted Rating: Not Rated   Pupils: 771   Distance:0.6              | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

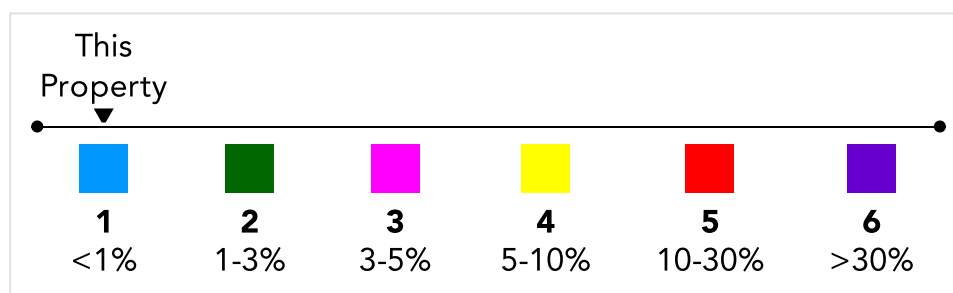
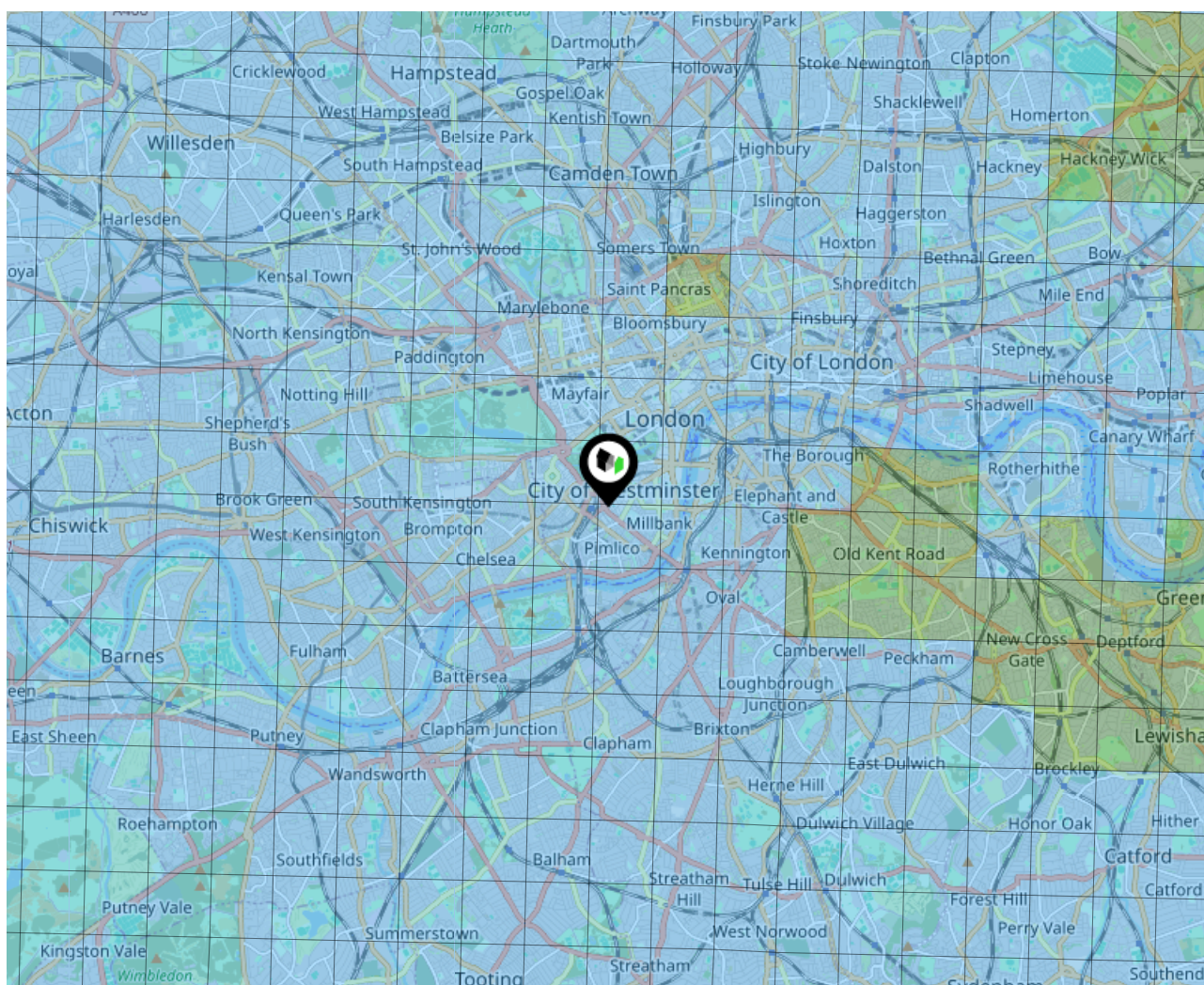
# Local Area Masts & Pylons



## Key:

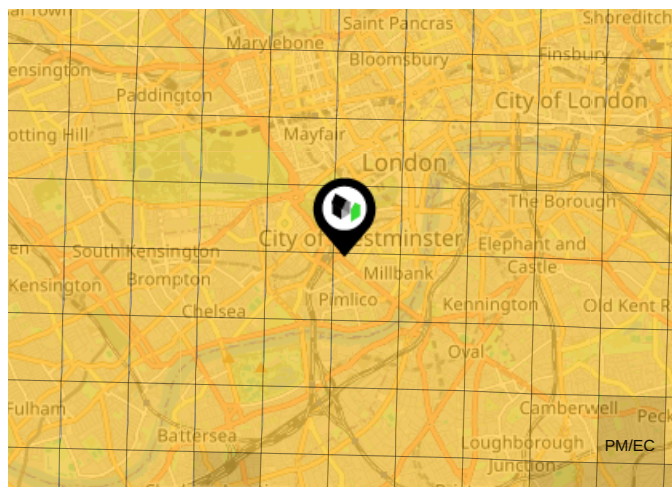
-  Power Pylons
-  Communication Masts

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).



Ground Composition for this Address (Surrounding square kilometer zone around property)

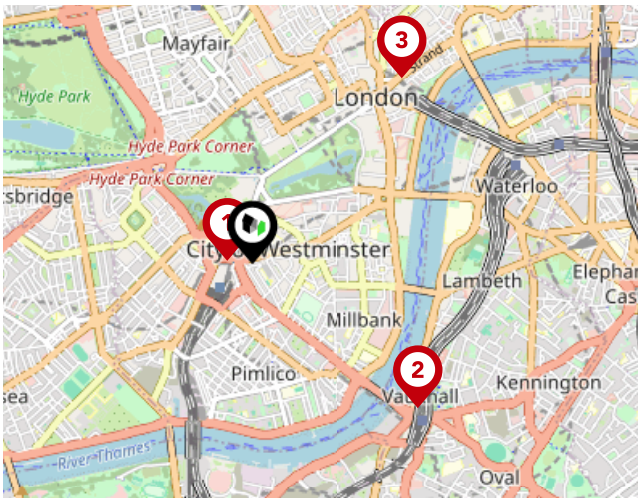
|                               |                                  |                      |                    |
|-------------------------------|----------------------------------|----------------------|--------------------|
| <b>Carbon Content:</b>        | NONE                             | <b>Soil Texture:</b> | SAND TO SANDY LOAM |
| <b>Parent Material Grain:</b> | ARENACEOUS -<br>RUDACEOUS        | <b>Soil Depth:</b>   | DEEP               |
| <b>Soil Group:</b>            | LIGHT(SANDY) TO<br>MEDIUM(SANDY) |                      |                    |



## Primary Classifications (Most Common Clay Types)

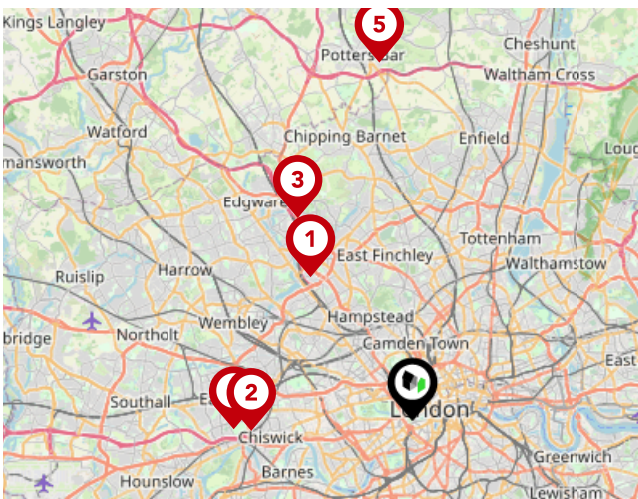
|               |  |
|---------------|--|
| <b>C/M</b>    | Claystone / Mudstone                         |
| <b>FPC,S</b>  | Floodplain Clay, Sand / Gravel               |
| <b>FC,S</b>   | Fluvial Clays & Silts                        |
| <b>FC,S,G</b> | Fluvial Clays, Silts, Sands & Gravel         |
| <b>PM/EC</b>  | Prequaternary Marine / Estuarine Clay / Silt |
| <b>QM/EC</b>  | Quaternary Marine / Estuarine Clay / Silt    |
| <b>RC</b>     | Residual Clay                                |
| <b>RC/LL</b>  | Residual Clay & Loamy Loess                  |
| <b>RC,S</b>   | River Clay & Silt                            |
| <b>RC,FS</b>  | Riverine Clay & Floodplain Sands and Gravel  |
| <b>RC,FL</b>  | Riverine Clay & Fluvial Sands and Gravel     |
| <b>TC</b>     | Terrace Clay                                 |
| <b>TC/LL</b>  | Terrace Clay & Loamy Loess                   |

# Area Transport (National)



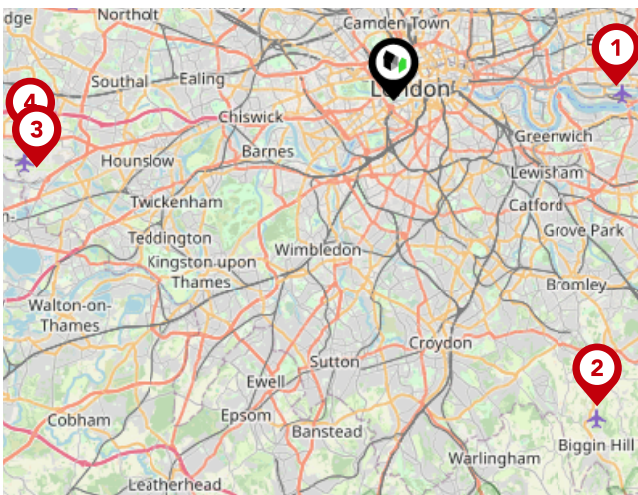
## National Rail Stations

| Pin | Name                              | Distance   |
|-----|-----------------------------------|------------|
| 1   | London Victoria Rail Station      | 0.12 miles |
| 2   | Vauxhall Rail Station             | 1.01 miles |
| 3   | London Charing Cross Rail Station | 1.1 miles  |



## Trunk Roads/Motorways

| Pin | Name    | Distance    |
|-----|---------|-------------|
| 1   | M1 J1   | 6.58 miles  |
| 2   | M4 J1   | 6.01 miles  |
| 3   | M1 J2   | 8.67 miles  |
| 4   | M4 J2   | 6.67 miles  |
| 5   | M25 J24 | 13.28 miles |



## Airports/Helipads

| Pin | Name                        | Distance    |
|-----|-----------------------------|-------------|
| 1   | Silvertown                  | 8.24 miles  |
| 2   | Leaves Green                | 13.55 miles |
| 3   | Heathrow Airport Terminal 4 | 13.45 miles |
| 4   | Heathrow Airport            | 13.52 miles |

# Area Transport (Local)



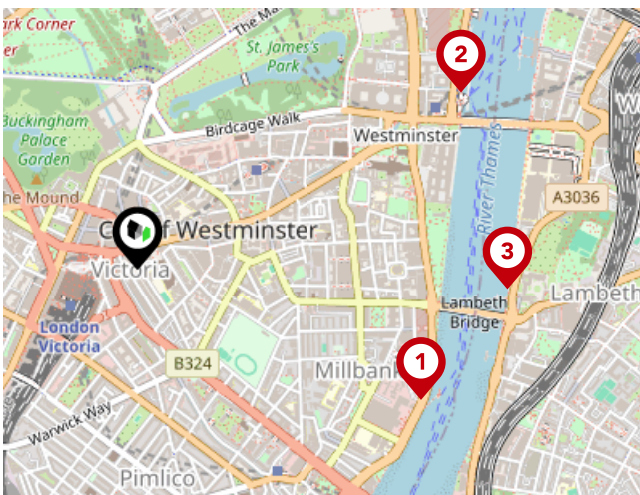
## Bus Stops/Stations

| Pin | Name                                      | Distance   |
|-----|---|------------|
| 1   | Westminster Cathedral<br>Victoria Station | 0.07 miles |
| 2   | Neathouse Place                           | 0.09 miles |
| 3   | Victoria Station                          | 0.06 miles |
| 4   | Victoria Station                          | 0.1 miles  |
| 5   | Victoria Station                          | 0.09 miles |



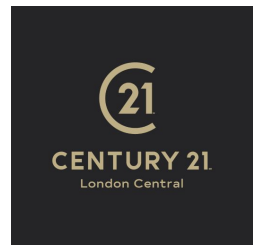
## Local Connections

| Pin | Name                                    | Distance   |
|-----|---|------------|
| 1   | Victoria Underground<br>Station         | 0.15 miles |
| 2   | St. James's Park<br>Underground Station | 0.43 miles |
| 3   | Pimlico Underground<br>Station          | 0.56 miles |



## Ferry Terminals

| Pin | Name             | Distance   |
|-----|------------------|------------|
| 1   | Millbank Pier    | 0.72 miles |
| 2   | Westminster Pier | 0.85 miles |
| 3   | Lambeth Pier     | 0.85 miles |



## Century21

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### GIVING 121% - DEFYING MEDIOCRITY

The CENTURY 21® brand has the scale and the reputation to lead the real estate industry into the future. While others focus on simply facilitating a transaction, CENTURY 21® Agents believe in the value of delivering extraordinary experiences by defying mediocrity and always giving you 121%.



## Roger Collings

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57 years in Real Estate:

Few can rival Roger's industry and market knowledge having been at the forefront of the housing market for close to six decades. In 1965 training as a surveyor before becoming a real estate agent, his wealth of property experience has been a valuable asset to both his clients and agents he has mentored.

While Roger manages property transactions on a Global scale and across London, he specialises in residential property sales and lettings in Westminster, Pimlico, St. James, Chelsea, Mayfair and Knightsbridge. Having lived and worked in Westminster/Victoria for many years, Roger is well versed with the local market and the area's unique influences and target audiences.



## Testimonial 1



Friendly and professional staff. very helpful and supportive through out sale process. Will use them again and again. Highly recommended!

## Testimonial 2



My experience has been nothing but exceptional. They provided an extremely professional and thorough service through the letting process. They are a helpful, approachable and very efficient agency and I would highly recommend their service.

## Testimonial 3



Had a great experience! They followed up quickly providing a sufficient amount of insight and knowledge to help me purchase my apartment. Would definitely recommend them to anyone looking to buy or sell.



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# Century21 Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

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UK Government

For helpful advice, see the full checklist for how to rent in the 'How to Rent' guide at the HM Government website:



### Century21

85 Rochester Row Westminster London  
SW1P 1LJ  
020 7630 1099  
roger.collings@century21uk.com  
www.century21uk.com



Valuation Office  
Agency

