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INVENTORY AND SCHEDULE OF PLIGHT AND CONDITION

FOR

FLAT 1, 1 STANLEY GARDENS
LONDON
SW5

30/08/2003

ON BEHALF OF

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*The following is an informative guide for landlords and tenants on the compilation of any inventory prepared by **RED inventory** -*

DISCLAIMER

The inventory provides a fair and accurate record of the contents of the property and the property's internal condition. The person preparing the inventory is not an expert on fabrics, woods, materials, antiques etc: nor a qualified surveyor or valuer.

The inventory should not be used as an accurate description of each and every piece of furniture and equipment, or as a structural survey report.

Property left in lofts, cellars or in locked rooms, garages and sheds, which have not been noted in the inventory, are the sole responsibility of the landlord.

The movement of any items of heavy furniture or appliances will not be undertaken.

SAFETY DISCLAIMER

The inventory relates only to the furniture, furnishings and all landlord's equipment and contents in the property. It is no guarantee of, or safety of any such equipment or contents, merely a record that such items exist in the property as of the date of the inventory and the superficial condition of same.

None of the electrical or gas appliances have been checked as to working order.

Any bunk beds in the property have been checked to ascertain if they comply with "The Bunk Bed (Entrapment Hazards) Safety Regulations 1987". If not ascertained or the item does not comply, they will be marked with (++++).

FURNITURE & FURNISHINGS (FIRE) (SAFETY) REGULATIONS 1988 as amended 1993

Relevant furniture and furnishings, which have the appropriate label complying with the above regulations, will be shown on the inventory as "(fr)".

In the case of any relevant furniture and furnishings where no labels are identified and the landlord has not confirmed that the items comply with the above regulations they will be marked with 4 asterisks (****) on the inventory.

FIREGUARDS

Where there are any loose fireguards not part of a heater gas or electric fire this will be indicated on the inventory.

SMOKE DETECTORS

It is the tenant's responsibility to inspect any smoke detector fitted in the property at regular intervals to ensure they are in full working order as per the manufacturer's instructions.

CHECK OUT INSPECTION AT THE END OF THE TENANCY

It is essential that all items are returned to respective rooms as shown on the original inventory before the final check out inspection is due to be carried out, failure to do this may incur further costs.

GENERAL DESCRIPTION AND CONDITION

A furnished three bedroom lower ground floor apartment with 2 en-suite bathrooms and shower room, large kitchen, reception room and courtyard.

None of the electrical appliances have been checked as to working order.

CONTENTS

HALL AND DINING AREA

Front door from communal hallway

1. White painted 3 panel wooden door (slightly chipped and dirty at edges), with brass No "1" and letterbox with rear flap (tarnished), 2 Banham locks.

Front door to outside

2. White painted 6 panel door with brass No "1", spy hole, circular door knocker and letterbox (brass items all tarnished) 2 Banham locks, security chain (door slightly dirty on the external side).

Windows

3. 1 glazed panel above front door with decorative iron security grill (some cobwebs).

Ceiling

4. White painted emulsion.

Lights

5. 10 ceiling mounted recessed spotlights.

Walls

6. Cream painted emulsion (some minor scuff marks).

Floor

7. Light coloured wood strip flooring (slightly marked in places).
8. Cream painted door frames.
9. Cream painted skirting boards (minor scuff marks and 2 areas of paint cracking) with fitted brass door stops by front door and shower room door.
10. 5 brass coloured single light switches.
11. 1 brass coloured double light switch.
12. 1 white plastic single light switch.
13. 3 single power sockets.
14. Black painted double power sockets next to radiator.
15. Fuse isolator switch next to radiator.
16. 2 old-style three pin power sockets.
17. 1 white entryphone.
18. 1 Drayton Digistat RF1 heating thermostat control (slightly paint marked).

Built-in cupboards

19. Cream painted 4 panel wooden door, with one sliding bolt and door handle with brass coat hook on rear, with white painted walls (slightly scuffed) inside and three wooden rack shelves with front doorbell box and 1 old-style white power socket. Floor to match hallway, 1 automatic strip light.

Furniture

20. Polished dark wooden dining table with 4 legs and brass casters on protective cups (table top slightly marked with historic scratches).
21. 7 matching round backed, polished, dark wood dining chairs with red and cream sea pads.
22. Polished dark wood dresser, bottom cupboard with one shelf and double doors with gold coloured inlay, 1 sliding bolt lock on one door, and key hole on other, with 2 drawers above, with brass handles (1 handle broken), and large cupboard on top with 2 glazed doors each with 13 glazed panes (1 pane cracked) with key hole and key in one door and 2 sliding bolts on other door and 3 shelves within (cupboard is scratched on edges with some scuff marks).
23. Polished dark wooden corner table with three legs, 1 draw, 3 brass handles (some chips and marks).
24. Cream painted wooden shelving unit with 12 shelves and decorative cornice with radiator under and decorative radiator cover. 3 strip lights within.

Heating

25. Black painted single panel radiator (scratched) with heat control beneath shelving unit.

Miscellaneous items

26. Wall mounted brass coloured coat hook with three hooks (slightly scratched).
27. Brown floorstanding hat and coat stand with eight hooks.
28. Large wall mounted mirror.

SHOWER ROOM

Door

29. White painted 6 panel wooden door with 2 matching wooden doorknobs, 1 chrome sliding bolt, and 1 chrome coat hook.

Ceiling

30. White painted emulsion.

Lights

31. Ceiling mounted recessed spotlight.
32. 2 matching strip lights with glass laminated sleeve covers and chrome brackets.
33. Ceiling mounted glass globe and bulb.

Walls

34. Cream painted emulsion with floor to ceiling marble tiles in shower cubicle.

Floor

35. White tiles.

- 36. Cream painted door frames.
- 37. Cream painted skirting boards. (Slightly dusty).
- 38. 1 white plastic triple light switch.

Toilet

- 39. White ceramic pan with white toilet seat and lid (lid dirty) with chrome hinges, hidden cistern in compartment with marble shelf to top and chrome push button flush.

Wash basin

- 40. White ceramic with 2 matching chrome taps with metal plug and chain (plughole slightly limescaled), set in marble shelf with splashback.

Shower cubicle

- 41. White shower tray with chrome fitted shower and raindrop head, with ceramic control handles, enclosed by white shower curtain (slightly marked) on chrome shower rail with brass coloured brackets.

Built in cupboards

- 42. Beneath wash basin, with cream painted double doors and 2 chrome doorknobs, with 1 shelf inside (slightly dirty) with a pipework.

Miscellaneous items

- 43. Chrome toilet roll holder.
- 44. Chrome towel rail.
- 45. Large wall mounted mirror above toilet.
- 46. Large wall mounted mirror behind wash basin.
- 47. Marks & Spencers room spray.
- 48. Loose Perspex towel hook.

BEDROOM ONE

Door

- 49. Cream painted with 4 panels (slightly dusty, some slight marks, scuffed with paint chipping slightly at top edge) with 2 brass doorknob handles.

Windows

- 50. Two 12 paned sash windows, cream painted (windows slightly paint splashed and dirty and dusty to outside, cobwebs) with 1 brass closure on one window (painted over with cream paint) with 1 brass window lock on each window (painted over in cream paint).
- 51. Each window with grey painted metal sliding security grate (paint slightly scratched, worn) with 2 iron padlocks (CISA) per grid per window.

Curtains

- 52. Floor to ceiling beige and floral patterned, lined curtains of white metal track with 2 brass tiebacks
- 53. 2 white net curtains

Ceiling

54. White painted emulsion.

Lighting

55. Central ceiling mounted spotlight.

Walls

56. Cream painted emulsion on lining (some slight marks to walls on left wall).

Floor

57. Oatmeal coloured fitted carpet and (some slight marks, slight stains, furniture indentation marks, dirty at bathroom door)

Heating

58. Single panelled cream painted radiator with heat control (slightly dusty, some scuffs).

59. Cream painted wooden doorframe (some slight marks).

60. Cream painted wooden windowsills (slightly dusty).

61. Cream painted wooden window frames.

62. Cream painted skirting board (some marks on left hand wall skirting board) with 1 brass door stopper attached with black plastic end at bathroom door.

63. 1 brass coloured double light switch.

64. 1 brass coloured single light switch.

65. 1 white faced double power socket (with double adapter).

66. 1 cream plastic double power socket (dirty, heat burned and marked).

67. 1 white faced plastic single power socket.

68. 1 television aerial point.

69. 1 telephone point.

70. 1 white faced plastic fuse isolated switch (dusty, paint marked).

Walk-in wardrobe

71. Cream painted 4 panelled wooden door (slightly marked, scuffed to inside with slight cracks) with 1 brass doorknob handle on outside to, inside: white painted emulsion ceiling and white painted emulsion walls (lining lifting slightly, some scuff marks to walls) to cream painted wooden skirting board (slightly scuffed) with oatmeal fitted carpet at floor (slightly lifting and separated).

72. 1 open shelf unit with 6 white painted wooden shelves (slightly scuffed to sides and back).

73. On right side of cupboard: 2 large shelves, white painted wood (slightly dusty) with, under high shelf, 1 brass effect metal coat rail (tarnished with some paint marks) and with 1 brass effect metal coat rail (tarnished with some paint marks) below lower shelf with 4 wooden coat hangers and 2 plastic coat hangers with below that 2 brass effect metal poles at floor as shoe rack.

74. On left of cupboard up high: 1 metal brass effect pole coat rail pole (coming loose one end) with below that 1 brass effect coat rail pole (tarnished and paint marked) with 2 brass effect metal poles as shoe rack at floor (tarnished with some paint marks) .

75. One centrally mounted plastic and laminate globe light.

Wardrobe contains:

- 76. 1 wooden pole for lifting to high coat rails with white hooks (slightly paint marked).
- 77. 1 Sebo automatic x 1 vacuum cleaner.
- 78. 1 black stepped grey-framed foot ladder.
- 79. 1 white plastic single light switch.

Beds

- 80. Green and white patterned cloth headboard (dusty, dirty especially to top) with double bed mattress base with white valance (slightly dirty) with Slumberland double mattress (****) and 1 white mattress protector (slightly stained and worn) with 2 square, green and white patterned cushions to match headboard.

Furniture

- 81. 1 low-level green and white patterned and frilled chair with wooden legs (****) (cloth slightly marked).
- 82. 1 orange and gold patterned armchair (****) with matching cushion on wooden legs with castors (wooden legs slightly marked and chipped).
- 83. 2 glass topped bedside tables on chipboard base and legs with white cloth covers.
- 84. 1 dark wooden dressing table (old water and stain marks and chipped to top) with 2 lined wooden pull-out drawers each with 2 brass handles (tarnished) and 2 small pull-out drawers, lined each with 1 brass handle (tarnished) and, above, 2 small pull-out drawers, one lined, with 1 small brass (tarnished) handle each. 1 wooden framed mounted mirror (tarnished, marked).
- 85. 2 dark iron based and topped grass-effect lamps with cream lampshades (both dirty and marked).

EN-SUITE BATHROOM

Door

- 86. Cream painted with 4 panels (dusty, slightly marked) and 1 brass door latch to outside, 1 chrome doorknob to inside with 1 chrome sliding bolt and 1 double chrome coat hook to rear (door slightly chipped on inside).

Windows

- 87. 1 large 15 paned sash window (glass dirty to outside, cobwebs and dusty to inside) with sliding grey painted metal security gates (slightly paint marked and paint chipped) with 2 iron CISA padlocks.

Ceiling

- 88. White painted emulsion.

Lights

- 89. 2 ceiling mounted spotlights.

Walls

- 90. Cream painted lining with light brown marble effect tiles around wash basin and bath.

Heating

91. Single panelled white painted radiator connected to chrome single bar heated towelling rail (chrome slightly tarnished).

Floor

92. White tiles (dusty, dirty and marked).

Toilet

93. Low-level white ceramic cistern with matching white pan and white plastic seat and lid with chrome and white porcelain-effect flushing lever.

Wash basin

94. White enamel bowl in marble effect surround with 2 chrome taps with mixer tap and integral chrome plug (slightly tarnished) over shelf unit consisting of cream painted wooden double door with 2 chrome doorknob handles. Inside 1 open shelf (slightly stained marked) and 1 open double shelf (some cobwebs inside shelves slightly stained marked base stained slightly dirty).

Bath

95. White enamel Bath with chrome mixer tap with porcelain handled shower bath-shower lever with chrome plug and chain to chrome waste exit (slightly limescaled) with chrome flexihose to white porcelain handled and chrome showerhead.
96. Cream painted, moulded wooden front to bath (slightly paint marked and scuffed).

Miscellaneous Items

97. 1 chrome wall mounted toilet roll holder.
98. 1 chrome effect handled toilet brush and canister.
99. 1 large wall mounted mirror above basin.
100. 1 fluorescent light above mirror (dusty to top).

CELLAR

101. Cream painted double panelled moulding on door (with some paint marks, paint chips, dust) with cream painted wooden handle and cream painted brass security lock with key to inside: a very damp and dirty cellar and passage. No paint on ceiling, walls or floor (open brick faced with numerous cobwebs) inside one metal shelf unit (collapsing) with assorted bricks, ceramic pots, white tiles, tins of paint. Also contains:
102. Potterton Supremo combi boiler with timer unit and
103. Drayton heating system.
104. 1 double power socket (severely stained) .
105. 1 Barem water storage unit.
106. Numerous assorted paint cans and tiles and metal units.
107. Basket with very old garden utensils.
108. Gas meter in passageway.

KITCHEN

Door

109. Cream painted 4 panel door (slightly indented in places and dusty) with matching brass door knobs.

Kitchen units

130. Light wood coloured skins and doors with brushed metal handles, granite worktop and splashback behind cooker hob, with indented drainer either side of sink unit.

Sink unit

131. Single bowl stainless steel (water marked) with drainer plug, chrome mixer tap with granite effect handles.

Tall units

132. Tall unit containing:
133. 1 high level cupboard with 1 shelf within (inside slightly dirty).
134. 1 tall cupboard with four shelves within.
135. Tall unit containing:
136. 1 small high level cupboard.
137. 1 large cupboard housing Bosch fridge.
138. 1 floor level cupboard housing freezer.

Wall units

139. Small end unit with two shelves within.
140. Small cupboard above microwave with 1 white plastic power socket within.
141. 1 single unit with 2 shelves within.
142. 1 single unit with 2 shelves within.
143. 1 corner unit with 2 shelves within (slightly marked inside).
144. 1 single unit with two shelves within
145. 1 single unit with glazed pane in door and two shelves within.
146. 1 single unit with glazed pane in door and two shelves within.
147. 1 single unit with two shelves within.
148. 1 corner unit with two shelves within.
149. 1 single unit with two shelves within.
150. 1 single unit with two shelves within.
151. 1 single unit with two shelves within.

Floor units

152. 1 single unit with 2 drawers (top draw slightly stained inside).
153. 1 narrow shelf unit.
154. 1 single unit with four drawers with 2 silver and black plastic cutlery trays in top 2 drawers.
155. 1 single corner unit with 1 shelf within.
156. 1 single unit housing Bosch washing machine.
157. 1 double unit under sink housing pipework and 1 shelf.
158. 1 single unit housing Bosch dishwasher.
159. 1 single corner unit housing wire shelf unit with four shelves and easy access mechanism.
160. 1 single unit with 4 drawers containing wooden cutlery tray in top drawer.
161. 1 single unit with 1 shelf within.

Appliances

- 162. Stainless steel Bosch microwave with glass panel door and glass tray within.
- 163. Bosch stainless steel oven with glass panel in door and brushed metal handle (door slightly smeared) clean inside with 1 wire shelf and 1 grill pan.
- 164. 1 Bosch hob with 4 electric burners (slightly marked and scratched).
- 165. Bosch WFE 2021 washing machine.
- 166. Bosch fridge with 8 assorted shelves on door, 2 of which are perspex with lids and 2 containing egg holders, with 5 glass shelves within, 2 salad crisper trays, 1 small perspex drawer and interior light.
- 167. Freezer with 2 shelf compartments and 1 ice drawer with 2 plastic ice trays within.
- 168. Hotpoint Aquarius dryer (door dirty).
- 169. Bosch grey coloured extractor fan with light.

Furniture

- 170. 1 light coloured wooden breakfast table (top marked scratched and stained) with 4 wooden legs on protective plastic cups.
- 171. 4 light coloured wooden dining chairs with spindle backs (all quite scratched and marked).

Miscellaneous items

- 172. Panasonic digital fax machine.

REAR PORCH

Inner door

- 173. Cream painted 4 panel wooden door with 1 brass doorknob 1chubb type lock and 1 Banham lock (paint marked).

Exterior door

- 174. Cream painted 4 panel door with exterior studded security shield (dirty on outside), with 2 brass doorknobs (tarnished), 1chubb lock, 1 Banham lock, and 2 sliding bolts (door generally dirty and dusty).

Windows

- 175. Above exterior door with 3 glazed panes (dirty and paint marked) with internal security grill.

Ceiling

- 176. White painted emulsion (stained).

Walls

- 177. Cream painted emulsion (odd marks).

Floor

- 178. Red terracotta style tiles (dusty) with fitted grass doormat (used).

Miscellaneous items

- 179. 1 aluminium ladder (dirty and paint marked).
- 180. 3 long handled sweeping brushes.

- 181. 1 dustpan and brush.
- 182. 1 plastic bucket.
- 183. 1 basket containing assorted cleaning products.
- 184. Numerous assorted DIY and cleaning products, light bulbs etc.

BEDROOM 2

Door

- 185. Wooden, cream painted, 4 panelled (with some old paint chipped marks, some odd marks) with 2 brass door knob handles (not matching, paint marked) with brass keyholes (door slightly to dusty).

Ceiling

- 186. White painted emulsion.

Lights

- 187. Central, ceiling mounted spotlight.

Windows

- 188. 1 cream painted wooden sash window with 15 panes (slightly paint marked) with painted over brass closure and painted over brass window locks .
- 189. Grey painted sliding security gates (some paint chipped marks and paint marks) with 2 iron CISA padlocks .

Curtains

- 190. Beige, lined curtains on white metal curtain rack with brass tie back.
- 191. White net curtain.

Walls

- 192. Cream painted emulsion on lining (some slight marks and shadows).

Floor

- 193. Oatmeal coloured fitted carpets (some slight marks at door).

Heating

- 194. 1 double panelled cream painted radiator with heating control and valve cap.
- 195. Cream painted wooden door frame.
- 196. Cream painted wooden window frame (slightly dusty).
- 197. Cream painted wooden skirting board (some slight marks).
- 198. 1 single brass plated light switch.
- 199. 3 white fronted plastic double power socket.
- 200. 1 white fronted plastic television aerial point.

Built-in cupboards

- 201. 1 wooden double door, cream painted with cream painted wooden door handles with, inside, 2 brass effect metal coat hanger poles (tarnished) with large mirror (slightly marked) on inside door and interior has white painted walls to cream painted skirting

- board (slightly chipped and marked) with oatmeal coloured fitted carpets. Contains 1 cream fronted single power socket (scratched and marked).
202. Above: 1 cream painted double door unit with cream painted wooden doorknob handles and inside painted white.
203. To right: single door wardrobe with shelving unit with cream painted door with cream painted doorknob. Inside 4 cream painted wooden shelves and white painted walls with fitted oatmeal coloured carpet at floor.
204. Above, single door unit large shelf with cream painted door and inside white painted.

Furniture

205. 1 double bed with mattress base and cream coloured valance with mattress (****) with white mattress protector (slightly stained).
206. 1 dark wooden desk (slightly marked and paint marked to top with 1 pull-out dark wooden drawer (inside slightly dirty) with small brass handle.
207. 1 wooden chair with wooden decorative legs to front with red and white and pink squared checked seat (severely stained) to match dining room chairs.

LIVING ROOM

Door

208. Cream painted on outside and white painted on inside 4 panel wooden door (slightly finger marked) with 2 matching brass doorknobs, 2 brass keyhole covers.

French doors

209. White painted wooden double doors (slightly dirty outside) with 8 glazed panes and integral vent with matching brass doorknobs, keyhole cover and 3 window locks.

Windows

210. 2 sash windows with 12 glazed panes each (dusty and cobwebbed) with painted closure on each, and window locks with internal security grill's and 6 large padlocks.
211. 3 glazed panes above French doors.

Curtains

212. 4 cream floor to ceiling curtains with lining on metal curtain track with 3 side cord pulls.

Ceiling

213. White painted emulsion on paper with cornice (paper torn and lifting in places).

Walls

214. Cream painted emulsion (signs of damp in 1 corner).

Floor

215. Fitted oatmeal coloured carpet (slightly marked near doorways and indented in places).

Heating

216. Cream painted double panel radiator with heat control.

Fireplace

- 217. Brass and iron fireplace and grate with gas real flame effect fire and marble hearth, with painted marble effect surround and mantle (fireplace dirty).
- 218. White painted door frame.
- 219. White painted window frames.
- 220. White painted windowsill.
- 221. White painted dado rail.
- 222. White painted skirting board. (Some scuff marks).

- 223. 1 brass and coloured single light switch.
- 224. 4 white plastic double power socket.
- 225. 2 old style 3 pin power sockets.
- 226. 1 telephone socket.
- 227. 1 television aerial point.
- 228. 1 other television socket style point.

Furniture

- 229. Large light brown coloured 2 seater sofa (fr)(slightly worn on arms, other minor odd marks) with 2 scatter cushions.
- 230. Green patterned 2 seater sofa (****)(slightly dirty on arms) with 2 white matching scatter cushions (odd marks) and 1 gold coloured striped scatter cushion (slightly worn with odd marks).
- 231. Gold coloured patterned chair (****) with button back and wooden legs with brass casters (legs slightly chipped on edges, arms worn and slightly dirty).
- 232. Dark coloured wooden nest of 4 tables with decorative metal corners and decorative inlay (inlay slightly damaged on larger table top, other minor marks).
- 233. Round light coloured wooden corner table with cream tablecloth over and glass on top.
- 234. Round light coloured wooden corner table with cream tablecloth over and glass on top (glass slightly marked).
- 235. Dark coloured wooden magazine rack with metal corners and inlay (slightly marked).
- 236. Dark wooden folding table by window with 4 legs (top marked and faded with cracks in places).

Miscellaneous items

- 237. Brass coloured table lamp with cream shade and bulb.
- 238. Table lamp with crackle paint effect, light brown shade and bulb (slightly dusty).
- 239. Brown patterned table lamp with dark coloured wooden base, gold coloured shade, and bulb. (Shade slightly marked).
- 240. Mirror with black and and gold coloured flame.

COURTYARD

Walls

- 241. White painted walls (Dirty) with fitted trellis and hanging basket, with wooden steps up to black wrought iron gate.

Floor

- 242. York stone style slabs with centre drain.

Miscellaneous items

- 243. Wrought iron white painted chair.
- 244. Assorted pots and tubs.

BEDROOM THREE

Door

- 245. Cream coloured with four panels with 2 brass door handles (tarnished and paint marked).

Windows

3 sash windows in bay window:

- 246. Sash window on left with eight glass panes (cobwebs, some marks, slightly dirty to outside) with painted over brass window closure and painted over brass window lock with grey painted metal security gate (paint scratched and marked) with 2 iron (CISA) padlocks.
- 247. Central sash window large 15 paned sash and with painted over brass window closure and brass window lock with grey metal security date with 2 iron (CISA) padlocks.
- 248. Sash window on right with eight glass panes (cobwebs, some marks, slightly dirty especially to outside) with cream painted over brass window closure and painted over brass window lock with grey painted metal security gate (paint scratched and marked) with 2 iron (CISA) padlocks .

Curtains

- 249. 4 beige floor to ceiling lined curtains, gathered at top with 4 white rope tiebacks and 3 curtain pulls and tiebacks to 4 brass hooks.

Ceiling

- 250. White painted emulsion and line patterned coving.

Lighting

- 251. Ceiling mounted spotlights (1 spotlight globe not working).

Walls

- 252. Cream painted lining (slightly finger marked at light switches and scuffed slightly in places).

Floor

- 253. Oatmeal coloured fitted carpets throughout (some slight marks and furniture indentations).

Heating

- 254. 1 double panelled, cream painted radiator with heating control and valve cap (radiator slightly marked, dusty).

Fireplace

- 255. Cream painted wooden surround on cream painted metal fireplace (not working).

- 256. Cream painted wooden door frame.
- 257. Cream painted wooden window frames (slightly dusty).
- 258. Cream painted wooden windowsills (slightly marked, chipped, and indented).
- 259. Cream painted wooden dado rail.
- 260. Cream painted wooden skirting boards (slightly dusty).

- 261. 2 brass plated single light switches.
- 262. 3 white plastic double power sockets.
- 263. 1 television aerial point.
- 264. 1 telephone point.

Built-in cupboards

- 265. 2 double wardrobes with 2 double cupboards above, all with double doors and all doors cream painted with mouldings and cream painted wooden doorknob handles on each door.
- 266. Wardrobe one with metal coat pole (tarnished and paint marked slightly) with inside painted white to skirting board with oatmeal fitted carpets floor with mirror mounted to inside left door (mirror slightly paint marked and marked).
- 267. Cupboard above wardrobe, white painted inside.
- 268. Wardrobe 2: mirror mounted on inside of door to left with small brass frame (slightly marked) with inside white painted walls to oatmeal fitted carpets base with cream skirting board with to left: 2 brass effect metal coat hanging poles (tarnished paint marked) with two right open shelf unit with 4 white painted wooden shelves .
- 269. Above: 2 cupboards, inside white painted (slight marks to let wall).

Furniture

- 270. 1 single bed with mattress base with sliding door to mattress storage cupboard, white valance (slightly marked) with mattress (****) and white mattress protector (stained, old).
- 271. 1 yellow cloth armchair (****) (slightly stained on arm covers and back) with wooden legs.
- 272. 1 varnished pine chest of drawers with 3 large pull-out drawers (paper lined to base) with 2 wooden doorknobs to each drawer and 2 smaller single pull-out draws (paper lined to base) with 1 wooden handle doorknob to each drawer.
- 273. 1 wall mounted gold coloured wooden, ornate framed mirror above fireplace .

ARCHWAY TO DRESSING ROOM

Ceiling

- 274. White painted emulsion.

Doors

- 275. Cream painted wooden French door with 4 glass panes and one integrated opening window at top with 2 glass panes (slightly paint marked) with alloy-metal closure and door with brass handle (tarnished) and brass sliding latch bolt (painted over in cream paint) goes bracket with painted over brass keylock.
- 276. Grey painted metal sliding security gate (paint marked scratched) with 2 iron (CISA) padlocks.

Curtains

277. Heavy, lined, cream coloured on wooden curtain pole with brass mountings (tarnished) with wooden finials and wooden curtain rings (wood chipped and marked).

Walls

278. Cream painted emulsion (some marks and scuff marks and paint chipped in places).

Floor

279. Oatmeal fitted carpets to match property throughout (some slight marks, furniture indentations marks).

Heating

280. Small, single panelled cream painted radiator (paint scratched, dusty) with heating control and valve cap.

281. Cream painted wooden door frame at French door.

282. Cream painted wooden skirting board.

283. 1 brass fronted double light switch.

284. 1 plastic double power socket.

285. 1 white fronted single power socket (old style).

Built-in cupboards

286. 1 cream painted wooden doored wardrobe with cream painted wooden door handle with 2, top hinged, cream painted wooden doored cupboards above, both with wooden door handles.

287. Wardrobe interior: painted white to floor with oatmeal fitted carpets (walls slightly scuffed and marked in places that all chipped at base) containing 1 double power socket (paint marked) .

288. Wardrobe containing: 3 open wooden shelves (marked, stained and scratched) with below that one brass effect mounted coat rail (slightly loose) and above cupboards inside white painted walls base.

Miscellaneous items

289. 2 light wooden chairs.

290. 1 Electric oil heater with 8 grey painted panels.

291. 1 wooden extension to dining table.

BATHROOM EN-SUITE

Door

292. Cream painted with moulding to front and rear with cream painted wooden door handles and chrome double coat hook to rear and chrome sliding bolt latch (tarnished and paint marked).

Ceiling

293. White painted emulsion (some marks, cobwebs and slight settlement crack) with cream plastic extractor fan attached and white painted coving.

Lights

294. 2 ceiling mounted spotlights.

Walls

295. White painted (slightly marked and scuffed near mirror) and beige miniature tile surround to bath and shower and splashback to wash basin (grouting slightly dirty to rear of bath and to side of bath).

Floor

296. Light wooden strip.

Heating

297. Chrome, heated towel rail with 4 bars and heating control .

298. Cream and white painted wooden door frame (slightly marked).

299. Cream painted skirting board (slightly dusty and dirty and scuffed).

Bath

300. White enamel with chrome mixer taps and chrome integral waste plug (limescale marked) with, above, chrome taps to chrome mounted chrome showerhead.

301. Glass shower screen on white metal frame mounting.

Toilet

302. Light wooden surround, boxing in cistern with chrome flushing Lever (slightly tarnished) with white toilet pan and white plastic seat and lid on chrome hinges.

Wash basin

303. White enamel (slightly paint marked) with chrome mixer taps to integral chrome plug and waste exit (limescale marked, some grouting stained at base of mixer taps and limescaled marked taps) with a surrounding light wooden veneer shelf unit with below wash basin double doors and with chrome door handles containing inside 1 open shelf and wooden base (slightly dusty) containing assorted shelf mountings and brackets.

Miscellaneous items

304. 1 chrome mounting for hand towels.

305. 1 chrome mounting containing porcelain cup .

306. 1 chrome mounting with porcelain soap ditch.

307. 2 wall mounted mirrors.

308. 1 pull string extractor fan switch with chrome handle base.

309. 1 white plastic toilet brush and matching white plastic canister.

310. 1 wall mounted chrome toilet roll holder.

SERVICES		SERIAL NO	READINGS
GAS		05437366	8216.34
ELECTRICITY		L82A23271	80286.5