

2816



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case Reference : **LON/00BA/OCE/2013/0192**

Property : **75 and 77 Courtney Road London
SW19 2EE**

Applicant : **Ms R A M Unikowska and Ms V M
Wood**

Representative : **n/a**

Respondent : **Mr John Joseph McCarthy**

Representative : **n/a**

Type of Application : **Section 24 Leasehold Reform
Housing and Urban Development
Act 1993**

Tribunal Members : **Mrs F J Silverman Dip FR LLM
Mr N Martindale FRICS**

**Date and venue of
Hearing** : **13 November 2013 (paper
consideration)
10 Alfred Place, London WC1E 7LR**

Date of Decision : **13 November 2013**

DECISION

The price payable for the acquisition of the freehold of the property shall be £ 8,900.00. The Terms of the draft transfer are approved by the Tribunal as drawn.



Collective Enfranchisement Valuation

Property: 75-77 Courtney Road, London SW19 2EE
Prepared By: M W Stapleton FRICS
Date: 25-Mar-2013

Assessment of premium to be paid for a collective enfranchisement valuation, in accordance with Schedule 6 of the Leasehold Reform & Housing and Urban Development Act 1993 (as amended by Housing Act 1996) and Commonhold & Leasehold Reform Act 2002.

First Term

Ground Rent				£70.00	
Years Purchase	87.00	years @	7.00%	14.25	
				£997.22	£997.22

Reversion

Virtual Freehold Value				£542,500	
Present Value £1 in	87.00	years @	5.00%	0.01	
				£7,780	
Freeholders existing interest					£8,776.87

b) After

Rent (peppercorn)				£0.00	
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c) Compensation

Paragraph 2 Land				£100	
Premium payable by Lessee				Say,	8,900.00

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