

**Notice under section 5A Landlord and Tenant Act 1987**

**TO THE TENANT OF: Flat 711 Nell Gwynn House, Sloane Avenue, London, SW3**


1. Denton Wilde Sapte LLP as agent on behalf of NGH Properties Limited of Fairbriar House, Thorney Lane, Iver, Buckinghamshire, SL0 9HQ which is the landlord of Nell Gwynn House, Sloane Avenue, London, SW3 **GIVES YOU NOTICE** that NGH Properties Limited proposes to dispose of its freehold interest in the said Nell Gwynn House in which the flat of which you are the tenant is situated.
2. The proposed disposal consists of entering into a contract to transfer the freehold of the said Nell Gwynn House.
3. The principal terms of the proposed disposal are as follows:
  - (i) the property is Nell Gwynn House, Sloane Avenue, London, SW3
  - (ii) the estate or interest in that property to which the contract relates is the freehold estate
  - (iii) the principal terms of the contract, including the deposit and consideration required, are:

Price: £750,000.00

Deposit: 10% of the Price

The freehold is being sold subject to:

    - a) the various residential leases that now exist under the freehold estate;
    - b) Lease of Part Basement of Nell Gwynn House and Lease of the Lettings Office of Nell Gwynn House, both dated 21.12.2006, between NGH Properties Limited (1) Moreton Property Management Service Limited (2) and Haruna Trading Limited (3)
    - c) Agreement for Lease for grant of lease of airspace dated 21.12.2006 between NGH Properties Limited (1) and Haruna Trading Limited (2)
4. This notice constitutes an offer by NGH Properties Limited to enter into a contract on the above terms which may be accepted by the requisite majority of qualifying tenants of the flats contained in the premises.
5. This offer may be so accepted by 10 March 2007 or the date two months after service of this notice or (if later) the date of service of this form of notice on the last of the qualifying tenants.
6. You and the other qualifying tenants have a further period of two months from the date of such acceptance to nominate a person or persons under section 6 of the Landlord and Tenant Act 1987.
7. Any notice accepting this offer or other communication concerning this notice should be sent to Denton Wilde Sapte LLP quoting reference "JAC" at One Fleet Place, London, EC4M 7WS.



Denton Wilde Sapte LLP

DATE:

4/1/07

***As agent for and on behalf of NGH Properties Limited***