

STATUTORY DECLARATION

I, TESSA GRAZZINI, do solemnly and sincerely declare as follows:

1. That I resided at the property situated at and known as 23a Craven Hill, London, W2 3EN registered at HM Land Registry under Title Number NGL811239 (“the Property”) as a tenant with my husband Marco ~~Grazzini~~ ^{SIGNORINI} from 2012 until 2018.
2. That throughout the time that I occupied the Property as a tenant, the flat roof area on the 1st floor of the Property was used as a roof terrace without any objection, complaint or hindrance and without any threat of enforcement action by the local authority for lack of planning consent or building regulations consent for the use of the roof as a terrace.
3. That to the best of my knowledge, information and belief, the previous owner of the Property also used the flat roof as a terrace since 2005.

and I make this solemn declaration conscientiously believing the same to be true by virtue of the Statutory Declarations Act 1835.

Signature of Declarant



Declared at 18 DANKBURN AVE, LONDON, W10 6BT
this 11th day of SEPTEMBER 2023

before me



A Solicitor/~~Commissioner~~ for Oaths

Streathers Solicitors
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