



Your Inventory

INVENTORY

as attachment to Tenancy Agreement duly signed for
72 Elspeth Road, London SW11 1DS

DATE 11 January 2004

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PROPERTY 72 Elspeth Road, London SW11 1DS

INVENTORY to be prepared by the Landlord or representative detailing the state of repair and condition of the Property and the Fixtures, Furniture and Effects therein, such Inventory to be signed by the Landlord and the Tenant pursuant to the terms of this Agreement.

NOTES All items are in good order and free of any obvious damage, unless otherwise stated

GROUND FLOOR

Front Garden

Floor: tiled pathway with concrete yard area
Effects: 2x bins with lids
1x terracotta plant pot with plant growing round door
1x terracotta plant pot with plants, on window
Other: Low level wall with trimmed flat hedge
Gate – painted

Porch

Floor: tiled
Walls: tiled to middle, then painted above
Door: 1x exterior with 3x singles glazed non-opening windows, silver letterbox, knocker, numbers 7 and 2 and spyhole – painted wood
1x Yale lock, middle
2x Chubb lock, top (working) and bottom (not working)
Lighting: 1x security light with sensor
Other: Doorbell

Entrance Hall

Floor: tiled with varnished wooden outside cellar door
Skirting: painted wood
Door trims: painted wood
Doors: 4x interior, stripped pine with chrome furniture, no working locks
Walls: painted
under banister by cellar door – painted wood
dado rail – painted wood
picture rail – painted wood
1x radiator
Lighting: 1x 4 light fitting
Windows: single glazed above door, non-opening – painted wood
Effects: 1x post and key rack behind front door
1x mirror above radiator
1x large plant in terracotta pot
Other: Alarm system
1x alarm sensor
Bannister – painted wood

Front Reception Room – Lounge

Floor: varnished wooden
Skirting: painted wood
Door trims: painted wood/ dividing doors trim stripped pine
Doors: 1x interior, stripped pine with chrome furniture, no working lock
Walls: painted
1x radiator
picture rail – painted wood

Lighting: detailed cornice and ceiling rose – painted
 1x 3 light fitting
 Windows: 3x double glazed sash with child locks – PVC
 Effects: 1x large sofa with 2x matching cushions, grey
 1x small sofa bed with 2x matching cushions, grey
 1x easy chair, cream pad with wooden frame
 1x TV cabinet
 1x Sony TV, silver
 1x Sony DVD, silver
 1x Sony VHS, silver
 1x Sky Digibox, silver
 Appropriate cabling for the above electrical items
 1x large plant in terracotta pot
 1x rug, cream
 1x coffee table, polished birch
 Other: 2x cupboards beside fireplace – painted wood
 1x BT socket, with Sky adaptor fitted
 1x gas fire
 1x fire surround, metal with tiled inlay and wooden sides and top with ceramic plinth
 2x pulley curtains, blue, with track, plastic, and lining, cream
 1x alarm sensor

Back Reception Room – Dining Room

Floor: varnished wooden
 Skirting: painted wood
 Door trims: painted wood, dividing doors trim stripped pine
 Doors: 1x interior, stripped pine with chrome furniture, no working lock
 2x to garden, painted wood, with 3x single glazed inserts in each and brass handles,
 lock (top) and bolt (bottom)
 Walls: painted
 1x radiator
 picture rail – painted wood
 detailed cornice – painted
 Lighting: 1x 3 light fitting
 Windows: 1x single glazed above door with arm lock – painted wood
 Effects: 1x extendable dining table, polished birch
 6x dining chairs, polished birch frame with blue covers
 2x storage boxes, pine, with seating pads, cream
 Other: 4x shelves either side of fireplace – stripped pine
 1x fire surround, stripped pine sides and top with tiled plinth (some damaged)
 2x curtains, green, with track, metal, and lining, cream
 1x alarm sensor
 1x fire extinguisher

Kitchen

Floor: lino, grey
 Skirting: painted wood
 Door trims: painted wood
 Doors: 1x interior, stripped pine with chrome furniture, no working lock

1x to garden, painted wood, with multi-single glazed inserts in each and handle with lock (middle), locks (top and bottom)

Walls: painted
1x radiator
tiled splashback

Lighting: Multi-downlighters
2x halogen in cooker hood

Windows: 2x single glazed with arm locks and security locks – painted wood

Effects: 2x dining table, polished birch
6x chairs, polished birch
1x fridge, silver
1x freezer, silver
1x microwave, silver
1x washing machine, silver
1x tumble dryer, white
1x kettle, chrome
1x toaster, chrome
1x incorporated Smeg 5 gas hob cooker with double fan oven and extractor hood
1x incorporated Smeg dishwasher

Other: 3x large cupboards, one sliding, with 3x high level cupboards above
3x high level cupboards with end shelving
5x drawers
1x sink with filter tap, draining board, and filter
1x undersink cupboard with bin attached
1x sliding spice rack cupboard
2x narrow cupboards, one with door, one with sliding towel holder
1x high level cupboard containing boiler
fitted work surface
2x shelves – birch
2x blinds – metal
1x curtain, blue, with pole, metal with wooden ends
1x alarm sensor
1x fire blanket
1x fire extinguisher

Back Garden

Floor: tiled

Lighting: 1x security light with sensor
6x garden lights in raised beds

Effects: 2x wooden tables
8x wooden chairs
1x metal BBQ
1x hose on reel

Other: Low level wall with raised beds including various planted plants
Enclosed by wooden fences
1x outside tap

BASEMENT

Cellar

Floor: concrete – painted, damp-proof
Door trims: painted wood
Doors: 1x interior, stripped pine with porcelain furniture, no working lock
Walls: some painted, some bare brick
Lighting: bare bulbs
Effects: various fitted shelves

FLOOR 1

Stairs to floor 1 landing, and landing

Floor: carpet
Skirting: painted wood
Door trims: painted wood
Doors: 2x interior, stripped pine with porcelain furniture, no working locks
Walls: painted
dado rail – painted wood
picture rail – painted wood
Lighting: 1x downlighter
Other: Bannister – painted wood
1x fire extinguisher

Bedroom 1

Floor: carpet
Skirting: painted wood
Door trims: painted wood
Doors: 1x interior, stripped pine with porcelain furniture, no working lock, interior bolt lock
Walls: painted
1x radiator
Lighting: 1x 1 light fitting
Windows: 1x double glazed with arm lock – PVC
Effects: 1x bed
1x wardrobe
1x side table
1x chest of drawers
Other: 1x fitted cupboard with hot water tank and shelves above and door – painted wood
2x curtains, blue, with track, plastic, and lining, cream

Shower Room 1

Floor: tiled
Skirting: painted wood
Door trims: painted wood
Doors: 1x interior, stripped pine with porcelain furniture, no working lock, interior bolt lock
Walls: painted

tiled shower cubicle walls
 tiled splashback
 Lighting: 1x 1 light fitting
 1x wall mounted light fitting
 Windows: 1x double glazed with arm lock – PVC
 Effects: 1x toilet
 1x sink
 1x shower cubicle
 Other: 1x fitted cupboard under sink – painted wood
 1x extractor fan
 2x towel rails
 1x wall shelf
 1x wall mounted toilet roll holder

FLOOR 2

Stairs to floor 2 landing, and landing

Floor: carpet
 Skirting: painted wood
 Door trims: painted wood
 Doors: 2x interior, stripped pine with porcelain furniture, no working locks
 Walls: painted
 dado rail – painted wood
 picture rail – painted wood
 Lighting: 1x 4 light fitting
 Effects: 1x chest of drawers
 Other: Bannister – painted wood
 2x fire extinguishers

Bedroom 2

Floor: carpet
 Skirting: painted wood
 Door trims: painted wood
 Doors: 2x interior, stripped pine with porcelain furniture, no working lock, interior bolt lock
 Walls: painted
 1x radiator
 Lighting: 1x 1 light fitting
 Windows: 1x double glazed with arm lock – PVC
 Effects: 1x bed
 1x side table
 1x chest of drawers
 Other: 3x fitted cupboards – painted wood
 4x stripped pine wall mounted shelves
 2x curtains, cream, with track, metal

Bedroom 3

Floor: laminate

Skirting: painted wood
 Door trims: painted wood
 Doors: 2x interior, stripped pine with porcelain furniture, no working lock, interior bolt lock
 Walls: painted
 1x radiator
 Lighting: 1x 1 light fitting
 Windows: 4x double glazed sash with child locks – PVC
 Effects: 1x bed
 1x side table
 1x chest of drawers
 1x wardrobe
 Other: 4x curtains, blue, with track, plastic, and lining, cream
 4x net curtains

FLOOR 3

Stairs to floor 3 landing, and landing

Floor: carpet
 Skirting: painted wood
 Door trims: painted wood
 Doors: 2x interior, stripped pine with porcelain furniture, no working locks
 Walls: painted
 dado rail – painted wood
 picture rail – painted wood
 Lighting: 2x downlighters
 Other: Bannister – painted wood
 1x fire extinguisher

Bedroom 4

Floor: carpet
 Skirting: painted wood
 Door trims: painted wood
 Doors: 1x interior, stripped pine with porcelain furniture, no working lock, interior bolt lock
 Walls: painted
 1x radiator
 Lighting: 1x 1 light fitting
 Windows: 1x double glazed with arm lock – PVC
 Effects: 1x bed
 1x side table
 1x chest of drawers
 1x wardrobe
 Other: 2x curtains, cream, with track, plastic, and lining, cream

Bathroom

Floor: tiled
 Skirting: painted wood
 Door trims: painted wood

Doors: 1x interior, stripped pine with porcelain furniture, no working lock, interior bolt lock
Walls: painted
tiled round bath
tiled splashback
1x heated towel rail
Lighting: 3x downlighters
Windows: 1x double glazed with arm lock – PVC
Effects: 1x corner toilet
1x sink
1x bath
1x electric shower
Other: 1x extractor fan
1x wall mounted toilet roll holder
1x mirror

FLOOR 4

Stairs to floor 4 landing, and landing

Floor: carpet
Skirting: painted wood
Door trims: painted wood
Doors: 2x interior, stripped pine with porcelain furniture, no working locks
Walls: painted
dado rail – painted wood
picture rail – painted wood
Lighting: 3x downlighters
Windows: 1x fixed roof dome
Other: Bannister – painted wood
3x cupboards – painted wood

Bedroom 5

Floor: laminate
Skirting: stained wood
Door trims: stained wood
Doors: 1x interior, stripped pine with brass furniture, no working lock, interior bolt lock
Walls: painted
1x radiator
Lighting: 6x downlighters
Windows: 1x velux double glazed skylight with fitted blind
2x double glazed lockable doors – PVC
Effects: 1x bed
1x side table
1x chest of drawers
1x wardrobe
1x door to loft space – stained wood
Other: 1x curtains, cream, with track, metal, and lining, cream
1x emergency ladder

Shower Room 2

Floor: tiled
Skirting: painted wood
Door trims: painted wood
Doors: 1x interior, stripped pine with porcelain furniture, no working lock, interior bolt lock
Walls: some painted, some bare brick
1x box shelf unit with downlighter
tiled shower cubicle
1x heated towel rail
Lighting: 3x downlighters
Windows: 2x velux double glazed skylights with fitted blinds
Effects: 1x toilet
1x sink
1x shower cubicle (glass door and glass brick wall)
Other: 1x extractor fan
1x wall mounted toilet roll holder
2x mirror
1x towel rail
1x standing wood shelf unit
1x emergency ladder