T-ROY-JUD0704
L01

asim@londonist.co.uk

Asim Erturk
Flat 704
Judde House
Duke of Wellington Avenue
London
SE18 6DG

22/05/2024

Dear Asim Erturk

Enclosed is your ground rent statement and Section 166 Notice outlining the ground rent due on the 01 Jul 2024.

The ground rent due and any interest that may be chargeable is calculated in accordance with the provisions contained in your lease.

- Where you have provided us with an email address, a copy of your demand will be emailed to you as a PDF attachment.

- If you would also like to receive a paper copy please email your request to groundrents@berkeleygroup.co.uk.

- If we do not hold an email address, you will receive a demand by post to your registered correspondence address. This will be the property address unless you have provided us with an alternative.

- If your bank does not accept the account name Berkeley Ground Rent please use Berkeley Commercial Developments Limited.

If you are in any doubt with regards to the validity of communications or if you have any other queries in respect of your ground rent please contact the ground rent team at groundrents@berkeleygroup.co.uk or by telephone on 01932 584 570.

Yours sincerely,

Berkeley Commercial Developments Limited

T-ROY-JUD0704

COMMONHOLD AND LEASEHOLD REFORM ACT 2002, SECTION 166

NOTICE TO LONG LEASEHOLDERS OF RENT DUE

To Asim Erturk, (note1)

This notice is given in respect of Flat 704 Judde House

It requires you to pay rent of £212.50 on 01/07/2024. (note 2)

This rent is payable in respect of the period 01/07/2024 - 31/12/2024.

In accordance with the terms of your lease the amount of £212.50 is due on 01/07/2024. (note 3)

Payment should be made to Berkeley Ground Rent at :

Berkeley House
19 Portsmouth Road
Cobham
Surrey
KT11 1JG

This notice is given by Berkeley Fifty Five Limited (Ref 10253), Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG.

Notes for Leaseholders

Read this notice carefully. It sets out the amount of rent due from you and the date by which you must pay it. You are advised to seek help immediately, if you cannot pay, or dispute the amount. Those who can help you include a citizens' advice bureau, a housing advice centre, a law centre and a solicitor. Show this notice and a copy of your lease to whoever helps you.

The landlord may claim additional sums from you if you do not pay by the date specified in this notice. You have the right to challenge the reasonableness of any additional sums on application to a leasehold valuation tribunal.

Section 167 of the Commonhold and Leasehold Reform Act 2002 and regulation under it prevent your landlord from exercising a right of re-entry or forfeiture for non-payment of rent, service charges or administration charges (or a combination of them) unless the unpaid amount is more than £350 or consists of, or includes, an amount that has been outstanding for more than three years.

Notes for Landlords

1. If you send this notice by post, address it to the leaseholder at the dwelling in respect of which the payment is due, unless he has notified you in writing of a different address in England and Wales at which he wishes to be given notices under section 166 of the Commonhold and Leasehold Reform Act 2002.

2. This date must not be either less than 30 days or more than 60 days after the day on which this notice is given or before that on which the leaseholder would have been liable to make the payment in accordance with the lease.

3. Include this statement only if the date for payment is not the same as the date determined in accordance with the lease.

Our Ref:
T-ROY-JUD0704

Berkeley Commercial Developments Ltd

Registered Office: 19 Portsmouth Road
Cobham
Surrey
KT11 1JG
Registered No.1861151

Registered in England & Wales

Statement

Acting as Agent for: Berkeley Fifty Five Limited (Ref 10253)

Demanded To	Property
Asim Erturk Flat 704 Judde House Duke of Wellington Avenue London SE18 6DG	Flat 704 Judde House Duke of Wellington Avenue London SE18 6DG

Demand Details

Due Date	Description	VAT %	Net	VAT	Gross
01/07/2024	Ground Rent In Advance 01/07/2024 to 31/12/2024	0.00	212.50	0.00	212.50
			212.50		212.50

Outstanding Balances Brought Forward

Due Date	Description	Invoice Number	Amt Charged / Received	Outstanding Amount	Days Overdue
08/02/2024	Interest due on late payment (Ground Rent In Advance 01/01/2024 to 30/06/2024) 11/01/2024 to 31/01/2024	610638	1.13	1.13	104
11/03/2024	Interest due on late payment (Ground Rent In Advance 01/01/2024 to 30/06/2024) 01/02/2024 to 29/02/2024	619583	1.56	1.56	72

Total Balance Brought Forward	2.69
New Charges On This Invoice	212.50
Total Amount Outstanding	**215.19**

DATA PROTECTION NOTICE : The information about you and other occupants of your property that you supply to Berkeley Commercial Developments Limited ("BCD") and which BCD holds about you and your lease is necessary for the management and servicing of your lease. This information may be passed to superior landlords and/or other service providers, including other Berkeley Group Companies, in accordance with the Data Protection Act 2018 for the performance of rights and obligations under your lease.

HOW TO CONTACT US : **TELEPHONE :** 01932 584570 **EMAIL :** groundrents@berkeleygroup.co.uk

Remittance Advice - Please Include with your Payment

Please make Cheques Payable To:
BERKELEY COMMERCIAL DEVELOPMENTS LTD
Or please pay by online banking :
Bank : Barclays
Account Name : Berkeley Commercial Developments Ltd
Sort Code : 209296
Account No : 53823563
IBAN : GB81 BARC 2092 9653 8235 63
BIC : BARCGB22

Payment Ref: T-ROY-JUD0704
Leaseholder: Asim Erturk
Property: Flat 704 Judde House

Date Issued: 22/05/2024

TOTAL DUE: £215.19

TO MAKE A PAYMENT BY CREDIT OR DEBIT CARD, PLEASE CALL 01932 584570. PLEASE NOTE WE DO NOT HAVE A DIRECT DEBIT FACILITY