Postal Address
PO Box 3501, Bristol BS2 2FL
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Bowling & Co
62 Broadway
Stratford
London
E15 1NG

Our ref: ZZ/108287/0334
Your ref: Dhammika Baker
DDI: 0117 3145641

8 April 2025

Dear Sirs

Our Client: St William Homes LLP
Your Client: Erturk
Property: Plot A1-13-03 (Plot 457) Porter House, Poplar Riverside

Our client has today confirmed that the property is now substantially completed in accordance with the contract dated 30 May 2023. Accordingly, we hereby serve you formally with 10 working days' notice to complete your client's purchase. Legal completion will therefore take place on 24 April 2025.

We attach a copy of the following as required.

- NHBC certificate
- Building Control occupation certificate
- Buildings Insurance details
- Electrical Installation Certificate

We also attach a copy of the service charge budget for your information. Please note the service charge budget titled 'Poplar Riverside BAU budget' is the business as usual budget which reflects the costs for a fully delivered scheme, including all facilities. The second budget titled 'Budget 2025 Popular Riverside' reflects the costs for the actual year 2025, which includes costs for everything which has been delivered to date and for 3 months maintenance of the gym which is due to open in quarter 4 2025.

Please ensure that when applying to register your clients purchase at the land registry, you also apply to remove any UN1 you have registered against the sellers title.

The attached completion statement sets out the balance of monies required on completion.

Yours faithfully

Veale Wasbrough Vizards LLP

Veale Wasbrough Vizards LLP
zzoing@vwv.co.uk

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