

**Flat 6 Connaught Court**

Gross Internal area	1600 sq feet	
Rate psf	<b>1011</b>	
Date of U/L lease expiry	11/3/2032	
Date of valuation	14/7/2022	
Unexpired term	9.66	
Date of I/L expiry	15/03/2032	
Date of valuation	14/7/2022	
Unexpired	9.67	
Date of H/L lease expiry	25/03/2032	
Date of valuation	14/07/2022	
Unexpired term	9.70	
Premium	<b>£1,090,927</b>	
F/H	<b>£1,090,530</b>	
I/L	<b>£397</b>	

**Valuation under Sch 13 of the Leasehold Reform, Housing & Urban Development Act 1993**

<b>1. Diminution in value of intermediate leaseholders interest</b>							
Current ground rent							

Ground rent					£50.00		
		Rate	SF	Tax			
Years purchase	9.66 years at	6.00%	6.99%	0.00	7.1734		
						£359.00	
Diminution in value of intermediate Leaseholders interest							£359
<b>2. Diminution in value of Freeholders interest</b>							
Reversion							
Unencumbered virtual freehold value					£1,617,600		
Deferred for 9.70 years at	5.00%				0.6230		
						£1,007,764	
Less							
Reversion after extended period					£1,617,600		
Deferred 99.66 years at	5.00%				0.0077		
						£12,455	
<b>Diminution in value</b>							£995,309
<b>3. Marriage Value Calculation</b>							
Aggregate LLs proposed interests			£12,455				
Tenants proposed interest	% of FHVP	96.33%	£1,558,234				

less				£1,570,689			
Aggregate LLs existing interests			£1,008,123				
Tenant's current interest	% FHVP	23%	£372,048				
				£1,380,171			
				£190,518			
Landlords share of marriage value				50%			
							£95,259
							£1,090,927
4. Apportionment							
Freeholder							
Diminution in value of interest		£995,309					
Existing as % of total existing	99.96%						
MV	£95,259						
MV apportionment		£95,221					

Premium payable		£1,090,530					
			<b>£1,090,530</b>				
Intermediate Leaseholder							
Existing		£359					
Existing as % of total existing	0.04%						
MV	£95,259						
MV apportionment		£38					
Premium Payable		£397					
		Say	<b>£397</b>				
<b>Total Premium Payable</b>				<b>£1,090,927</b>			