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**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case reference : LON/00BK/OLR/2017/0775

Property : 17 Saxon Hall 16 Palace court
London W2 4JA

Applicant : Saxon Hall Freehold Limited and
Palace Court Car Parks Limited

Representative : Mr M. Dale-Harris of Counsel

Respondent : Khadijeh Haeri and Hadeh Haeri

Representative : Mr R. Bowker of Counsel

Type of application : Section 24 of the Leasehold
Reform, Housing and Urban
Development Act 1993

Tribunal member(s) : Judge Professor Robert M. Abbey
Luis Jarero BSc FRICS

Venue : 3 October 2017 at
10 Alfred Place, London WC1E 7LR

Date of original decision : 16 October 2017

Date of correction : 06 December 2017

RULE 50 CORRECTION OF DECISION

1. In the final paragraph of the original decision the Tribunal stated that there was an appended table to the decision that set out the reasoning of the Tribunal in arriving at its figure of £1,712,911 for the freehold value of 17 Saxon Hall.
2. This appended table contained a mathematical transposition that made the calculations erroneous. The Tribunal had transposed the wrong sale price of Clanricarde Gardens. It had put down £1,050,000 when the correct figure was £1,105,000. Changing the figure makes the calculation of the freehold at the correct sum of £1,734,600 in place of the erroneous figure of £1,712,911.

3. To correct this clerical error the Tribunal applies Rule 50 of the of The Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013 S.I. 2013 No. 1169 (L. 8) and substitutes the figure of £1,734,600 for the incorrect figure of £1,712,911 in the final paragraph the original decision to the effect that the sum of £1,734,600 is the amount for the freehold value of 17 Saxon Hall.
4. To assist the parties and to clarify the calculations in this regard the Tribunal therefore attaches in an appendix a revised schedule of the analysis of the comparables that it chose to arrive at the freehold value of 17 Saxon Hall.

Name: Prof Robert M Abbey

Date: 06 December 2017

Appendix:

Analysis of comparables setting out the tribunal's calculations

Ref:BG/LON/00BK/OLR/2017/0775

17 Saxon Hall, Palace Court, London, W2 4JA
 4th Floor flat of 1050 sq. ft.
 Schedule of comparables

Valuation date 10 January 2017

Address	Sale Price	Date	GIA sq.ft.	Floor	Lease length	Adjust for time	Time adjusted value	Adjust for floor	Value adjusted for floor	Uplift for Freehold	Freehold value	Adjusted freehold rate per sq ft
304 at 20 Palace Court 1 bed, 2 baths, K, Rec	£1,500,000	29/06/2017	847	1st	125 yrs	1.56%	£1,523,400	-	£1,523,400	99%	£1,538,788	£1,817
43 Palace Court 2 bed (One outside main flat) 1 bath, K, Rec	£1,055,000	19/04/2017	694	2nd	99 yrs	0.71%	£1,062,491	-	£1,062,491	96.10%	£1,105,609	£1,593
22 Clanricarde Gardens 1 bed, 1 box, 1 Rec/Kit, Ensuite bath/wc, sep wc	£1,105,000	05/12/2016	747	2nd	L/H + sof	-0.56%	£1,098,812	-	£1,098,812	100%	£1,098,812	£1,471
C at 30 Palace Court 2 bed, Shower/wc, K, Rec	£975,000	09/10/2015	619	2nd	963 yrs	-8.99%	£887,348	-	£887,348	100%	£887,348	£1,434
Flat 3 Saxon Hall 2 bed, 2bath, K, Rec	£1,365,000	Valuation date 20/6/2016	1050	Grd	64.25 yrs	-4.50%	£1,303,575	6%	£1,433,933	100%	£1,433,933	£1,366
Flat 7 Saxon Hall	£1,456,426	Valuation date 25/8/2016	1030	1st	54.58 yrs	-2.07%	£1,426,278	4.50%	£1,490,460	100%	£1,490,460	£1,447