SOLICITORS
regency

46 Highbridge Street
Waltham Abbey
Essex
EN9 1BS

Tel: 0044 1992 718880
Fax: 0044 1992 716908
www.regencysolicitors.com

Londonist International Management LTD
Our Ref: BMG/06398

29th February 2024
Invoice No.

BY EMAIL ONLY

Re: Purchase of 53 Warminster Road, London, SE25 4DQ

To our professional costs in connection with your purchase of the above property; to attending to all matters necessary for completion including registration of your title to the property at HM Land Registry; to include all correspondence, telephone, photocopying, facsimile and postage charges.

Costs	£6,425.00
Administration Costs (Bank Transfer and Identification Check)	£50.00
SDLT Form	£70.00
VAT @ 20%	£1,309.00

Disbursements not subject to VAT

Land Registry OS1 Search	£6.00
Bankruptcy Search	£8.00
Company Search x 3	£75.00
Office Copies	£12.00

Disbursements subject to VAT @ 20%

Bank transfer fee X 2	£105.00
Identity/Money Laundering Checks	£40.00
TOTAL	**£8,100.00**

VAT Registration Number 564 55 7610

GENERAL NOTICE OF ALL RIGHTS TO ALL CLIENTS

Pursuant to the Legal Services Act 2007, the Solicitors Act 1974 and the Solicitors (Non-Contentious Business) Remuneration Order 2009

1. We give you notice that we will be entitled to bring proceedings to recover unpaid costs and to charge interest on unpaid bills (and we will do so at the rate payable on judgment debts) from one month after delivery of our bill.

2. Take notice that any objection to costs must be made within one month of the delivery or notification of the bill whether for payment or after payment by deduction.

3. Remuneration Certificates

   As from 11th August 2009 these were abolished by the Legal Services Act 2007.

4. S.57 Solicitors Act 1974 Agreements

   Where we the Solicitors have entered into a written agreement signed by you the client concerning costs or remuneration (including hourly rates) enabling costs to be calculated at a specified rate then our costs can only be challenged through the courts under the taxation procedure referred to below.

5. Taxation

   You may be entitled to apply to the Court to have our charges assessed (reviewed) by the court, (this is called 'Taxation'). The procedure is set out in ss.70, 71 and 72 of the Solicitors Act 1974. You may need to seek the assistance of the Court staff or an independently appointed solicitor in making an application for Taxation.

6. If you are no satisfied with the amount of our fee then subject to the limitations allowed by S.57 Solicitors Act Agreements referred to above you can consider raising this as a complaint by following our firm's complaints procedure.

Bank Details:-
Lloyds Bank
The Broadway
Loughton
Essex
IG10 3SW

Sort Code: 30-92-58
Regency Solicitors Client Account 22141760

Regency SOLICITORS
In account with
LONDONIST INTERNATIONAL MANAGEMENT LTD
COMPLETION STATEMENT
RE: 53 Warminster Road, London, SE25 4DQ
29.02.2024

PURCHASE PRICE (SEE STATEMENT FROM SELLERS)	£1,689,256.47
ADD	
LAND REGISTRY FEE	£500.00
STAMP DUTY LAND TAX	£84,500.00
DJK SOLICITORS – COSTS AS PER INVOICE ATTACHED	£8,100.00
TOTAL TO COMPLETE	**£1,782,356.47**
LESS	
MONEY PAID ON ACCOUNT	£900.00
MONEY PAID ON ACCOUNT	£1,802,200
RECEIPTS	£1,803,100
TOTAL TO RETURN TO YOU	**£20,743.53**