

21 Nov 1996: head leasehold transferred from **Acrepost to Steel Services** – an “associated company of Acrepost Ltd”
 Acrepost was a subsidiary of **Langhaven Hldgs.**
 Directors included, among others, **Patrick May O'Connor** who appeared on the title for Steel Services from **1 June 2001 to 2004**

Jefferson House Ltd
 (British Virgin Islands)
 (LR titles 69437, 69051, 101949)

“Freeholder” (1)

Lavagna Enterprises Ltd
 (British Virgin Islands)
 (LR title BGL 56 642) (31 Jan 06)

“Superior headlessor” (1)

Steel Services
 (British Virgin Islands)
 (LR title NGL 373 333)
 Lessee of Lavagna at 31 Jan 06

“Headlessor” (1)

Airspace of Jefferson House
 (LR title BGL 51 266) (Lease granted to Steel Services on 22 Sep 03; removed from title on 20 Oct 04)

3 new flats created
Flat 18A (BGL 56 546) (24 Jan 06)
Flat 33A (BGL 56 358) (10 Jan 06)
Flat 35A (BGL 56 122) (16 Dec 05)
 (Leases issued by Steel Services)

MY ESTIMATES

Total

Potential selling price - each? £300,000 (?) (US\$530,000)	£0.9m (?) (US\$1.6m)
Sold for £3.9m	£3.9m (US\$6.9m)
Potential av. mark-up per flat £60k (?) (US\$106k)	£2.1m (?) (US\$3.7m)
Potential TOTAL (?)	= £7millions(?) (US\$12.3m)

- Flats 1 to 35**
- Flat 5 – Andrew Ladsky** (LR title NGL 554 128) (9 Sep 02)
- Flat 7 – Andrew Ladsky** (LR title BGL 43 656) (28 Nov 05)
- Flat 9 – Andrew Ladsky** (LR title BGL 10 950) (17 Feb 04)
- Flat 21 – Andrew Ladsky** (LR title BGL 37 920) (21 Dec 05)
- Flat 34 – Andrew Ladsky** (LR title NGL 421 710) (20 Jun 00)
- Flat 35 – Andrew Ladsky** (LR title NGL 421 710) (29 Sep 00)
- Remaining flats**

New penthouse flat + parking space
 (LR titles BGL 54458, BGL 47667) (10 Aug 05)

Indications that previous owner was connected with ownership of block

Acquired from **Sloan Developments (British Virgin Islands)** which was party to the penthouse flat becoming a lessee of ‘Airspace of Jefferson House’ on 10 Aug 05

Ex. porter’s flat. Acquired from **Basil Street Properties (Gilbratar)** - which generated a £100 cost on 9 March 2001, charged to the block by Martin Russell Jones

THE ROOT CAUSE OF ALL THAT HAS HAPPENED - including the absolute, sheer utter hell I have been going through since 2002 because I ‘dared’ to challenge the service charge demand



Source: gettyimages.com

NOTES : (1) Definition of ‘ownership status’ from Land Registry
 Numbers in brackets (e.g. BGL 51226) = Land Registry title number
 Dates in brackets = Land Registry date of ownership