AGREEMENT NUMBER	AGREEMENT DATE
KBS260201	26/10/2026

SOLE AGENCY SALES AGREEMENT

Winkworth

Agreement in respect of 'the property':

92 The Mall, Harrow, HA3 9TG

This agreement is made between:

AKA (UK) Ltd. TRADING AS WINKWORTH KINGSBURY

and 'the Seller'

Mr Palitha Gunatilake

Address of the Seller if different from that of the property

Seller's contact details

PHONE: 07966266591
EMAIL: 1811manjula@gmail.com

Winkworth 'fee' for sole agency: 1.5% ONE POINT FIVE PERCENT PLUS VAT IN WORDS

of the agreed selling price of the property, plus VAT at the rate applicable on completion of the sale. The agreed selling price is defined to include any extra negotiated figure for fixtures, fittings, furniture or effects and other such related items regardless of whether such extra figure is covered by the contract of sale or not.

The 'fee'
AMOUNT IN WORDS

TWELVE THOUSAND ONE HUNDRED AND FIFTY POUNDS
The fee stated inclusive of VAT is an estimate for illustrative purposes based on the initial asking price of the property and not the eventual agreed selling price.

Please note that the seller may also be asked to pay a fee to Winkworth or to an external Domestic Energy Assessor (DEA) for the preparation of an Energy Performance Certificate (EPC). No other fees or charges will be made without the prior written agreement of the seller.

Period of this agreement: A fixed period of 12 weeks

The fixed period commences from the date of this agreement. After that fixed period, this agreement will continue until terminated by notice. Either the seller or Winkworth may terminate the agreement on 14 days' prior notice in writing expiring at the end of the fixed period or on any day after that.

Authority to display a Winkworth For Sale board? Yes: ☒ Back-to-back board only: ☐ No: ☐

Note The Town & Country Planning (Control of Advertisements) (England) Regulations 2007 permit the display of only one For Sale board. See also clause 9 overleaf.

Initial asking price: £675,000 To be advised

PLEASE NOTE: If you instruct Winkworth as sole agents and the terms within this agreement are breached, the multi agency fee of (2% plus VAT) will be payable upon completion. Also if you have instructed another agent on a sole agency and/or with sole selling rights you must check, whether by instructing us as your agent as well, you will be liable to pay both agents' fees once the Property has been sold. To minimise the risk of you having to pay fees to more than one agent, your attention is drawn to the Terms and Conditions overleaf, and in particular paragraphs 1 and 2.

Please sign below to acknowledge receipt of this agreement and to confirm that you have read and understood its terms and conditions, including those set out overleaf.

Signed Seller

SIGNATURE	PRINT NAME	DATE
	PALITHA GUNATILAKE	

For and on behalf of AKA (UK) Ltd. Trading as Winkworth Kingsbury

CONTACT NAME	TELEPHONE	SIGNATURE
JAY BAVISHA	0208 204 0000	JBAVISHA

I, the Seller, hereby give my clear and unambiguous consent for AKA (UK) Ltd. Trading as Winkworth Kingsbury a Winkworth office independently owned and operated under licence from Winkworth Franchising Limited ("WFL") (together, "Winkworth"), to (please tick the boxes if you give your consent):

☐ a. Store and process, in accordance with the Privacy Policy, any personal data I provide to Winkworth in connection with this Agreement for the purposes of sending me Winkworth marketing material (for example, details of properties which may be of interest to me).

☐ b. Transfer, in accordance with the Privacy Policy, any personal data I provide to Winkworth in connection with this Agreement to carefully selected third parties who Winkworth consider may be of interest to me (for example, mortgage providers, providers of legal services etc.)

You can contact us at any time to update your consent preferences by emailing or calling the Winkworth office you have instructed to sell your property.

TERMS AND CONDITIONS

Appointment of Winkworth as Sole Agent

By this Sole Agency Sales Agreement, the Seller appoints Winkworth as Sole Agent for the sale of the Property by private sale for the period of the Agreement.