

26/01/2022

Private & Confidential

Russell Shapiro
188 Upper Street
Islington
N1 1RQ

Tooting
17 Upper Tooting Road
London
SW17 7TS

Tel: 020 8767 5221
Fax: 020 8767 7684
Email: tooting@winkworth.co.uk
Web: winkworth.co.uk

Dear Sir/Madam

 [@winkworthplc](https://twitter.com/winkworthplc)
 [winkworthplc](https://www.facebook.com/winkworthplc)
 winkworth.co.uk/property-blog

RE: Sale of 60 Moring Road, London, SW17 8DL ("the Property")

I am writing to you with regard to the above-mentioned Property. I understand that you are acting for our client the buyers of the Property, Mr Preston and Ms Scales.

I am pleased to confirm that all terms for the sale of the Property have been agreed and the sale can now proceed, subject to contract/mortgage valuation and survey.

I will be in touch with you from time to time to hear how the sale is progressing. In the meantime, if you foresee any delays or problems affecting our client, we would appreciate being informed as soon as possible. Please do not hesitate to contact me on or by email to mangle@winkworth.co.uk.

Yours sincerely

Michaela Angle
Winkworth – Tooting

26/01/2022

Private & Confidential

Gabriella Mbaire
Maple House
High Street
Potters Bar
Hertfordshire
EN6 5BS

Tooting
17 Upper Tooting Road
London
SW17 7TS

Tel: 020 8767 5221
Fax: 020 8767 7684
Email: tooting@winkworth.co.uk
Web: winkworth.co.uk

 [@winkworthplc](https://twitter.com/winkworthplc)
 [winkworthplc](https://www.facebook.com/winkworthplc)
 winkworth.co.uk/property-blog

Dear Sir/Madam

RE: Sale of 60 Moring Road, London, SW17 8DL ("the Property")

I am writing to you with regard to the above-mentioned Property. I understand that you are acting for our client the seller of the Property, Mr Green and Mrs Green.

I am pleased to confirm that all terms for the sale of the Property have been agreed and the sale can now proceed, subject to contract/mortgage valuation and survey.

[In accordance with the Code of Practice for Residential Estate Agents, I must give notice in writing to you as our client's solicitor, of any personal interest between the buyer and Winkworth and we can confirm that [give details of relationship].

Please find enclosed a copy of the Sales Memorandum and Property Information Sheet, summarising the details of the transaction. Please could you now obtain instructions from your client to submit a draft contract to the buyer's solicitor as soon as possible.

I would also be grateful if you could confirm that:

1. you have been instructed to settle our account on completion (further details to follow)
2. you have confirmed your clients identity under the Money Laundering Regulations.

I will be in touch with you from time to time to hear how the sale is progressing. In the meantime, if you foresee any delays or problems affecting our client, we would appreciate being informed as soon as possible. Please do not hesitate to contact me on or by email to mangle@winkworth.co.uk.

Yours sincerely

Michaela Angle
Winkworth – Tooting