



Online Auction

St George Wharf Tower Marketing Suite

One St George Wharf, London SW8 2LR

Overlooking the River Thames and the historic Houses of Parliament, The Tower, One St George Wharf will be one of Europe's tallest residential towers, we are offering the contents by auction of the sales marketing suite consisting of exceptional interior design and quality fixtures and fittings from the show apartments.

This sale is being conducted via Webcast with
www.bidspotter.co.uk

Ends Monday 29th April 2013

From 2.00pm

Viewing 24/25/26th April 2013
between 10.00am – 3.00pm by appointment

Lift out charges will apply; ask auctioneer for details.





St George Wharf
Tower
Marketing Suite

One St George Wharf,
London
SW8 2LR



GENERAL CONDITIONS OF SALE

(as approved by The Royal Institution of Chartered Surveyors)

GLOSSARY

This glossary applies to the auction conduct conditions and the sale conditions.

Wherever it makes sense:

- singular words; can be read as plurals, and plurals as singular words;
- a "person" includes a corporate body;
- words of one gender include the other genders;
- references to legislation are to that legislation as it may have been modified or re-enacted by the date of the auction or the contract date (as applicable); and
- where the following words printed bold black type appear in bold blue type they have the specified meanings.

Addendum

An amendment or addition to the conditions or to the particulars or to both whether contained in a supplement to the catalogue, a written notice from the auctioneers or an oral announcement at the auction.

Approved financial institution

Any bank or building society that has signed up to the Banking Code or Business Banking Code or is otherwise acceptable to the auctioneers.

Auction

The auction advertised in the catalogue. Any auction (whether a Live Auction or an Online Auction and whether conducted independently or simultaneously) conducted pursuant to these General Conditions and the Special Conditions

Auction conduct conditions

The conditions so headed, including any extra auction conduct conditions.

Auctioneers

The auctioneers at the auction. In these general conditions the expression "the Auctioneer" includes his employees and agents and any person to whom conduct of the Auction is delegated.

Bid

An offer to purchase any Lot whether by bidding at Auction or offering to purchase by private treaty or tender.

Bidder

Any person or commercial entity who offers to purchase any lot whether by bidding at live auction, online sale or offering to purchase by private treaty or tender. Every Bidder shall be deemed to act as principal unless the auctioneer acknowledge in writing that he acts as Agent on behalf of a named principal.

Buyers Premium / commission

A commission payable by the buyer on the completion of a Sale the amount of which is set out in the Special Conditions. The auctioneer, when acting as Agent for the Seller, may also receive commission from the seller.

Business day

Any day except (a) a Saturday or a Sunday; (b) a bank holiday in England and Wales; or (c) Good Friday or Christmas Day.

Buyer

The person who agrees to buy the lot or, if applicable, that person's personal representatives: if two or more are jointly the buyer their obligations can be enforced against them jointly or against each of them separately.

Catalogue

The catalogue to which the conditions refer including any supplement to it. Condition One of the auction conduct conditions or sales conditions.

Contract

The contract by which the seller agrees to sell and the buyer agrees to buy the lot.

Contract date

The date of the auction or, if the lot is not sold at the auction:

- (a) the date of the sale memorandum signed by both the seller and buyer; or
- (b) if contracts are exchanged, the date of exchange. If exchange is not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the date on which both parts have been signed and posted or otherwise placed beyond normal retrieval.

General conditions

That part of the sale conditions so headed, including any extra general conditions.

Interest rate

If not specified in the special conditions, 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable.)

Lot

Each separate property described in the catalogue or (as the case may be) the property that the seller has agreed to sell and the buyer to buy (including chattels, if any).

Particulars

The section of the catalogue that contains descriptions of each lot (as varied by any addendum).

Practitioner

An insolvency practitioner for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, any similar official).

Price The price that the buyer agrees to pay for the lot.

Sale conditions

The general conditions as varied by any special conditions or addendum.

Sale memorandum

The form so headed (whether or not set out in the catalogue) in which the terms of the contract for the sale of the lot are recorded.

Seller

The person selling the lot. If two or more are jointly the seller their obligations can be enforced against them jointly or against each of them separately.

Special conditions

Those of the sale conditions so headed that relate to the lot.

Transfer

Transfer includes a conveyance or assignment (and "to transfer" includes "to convey" or "to assign").

VAT Value Added Tax or other tax of a similar nature.

We (and us and our) The auctioneers.

You (and your) Someone who has a copy of the catalogue or who attends or bids at the auction, whether or not a buyer.

AUCTION CONDUCT CONDITIONS

A1 Introduction

A1.1 Please ensure that you are familiar with the meanings as defined in the Glossary.

A1.2 The catalogue is issued only on the basis that you accept these auction conduct conditions. They govern our relationship with you and cannot be disappplied or varied by the sale conditions (even by a condition purporting to replace the whole of the Common Auction Conditions). They can be varied only if we agree.

A2 Our role

A2.1 As agents for each seller we have authority to:

- (a) prepare the catalogue from information supplied by or on behalf of each seller;
- (b) offer each lot for sale;
- (c) sell each lot;
- (d) receive and hold deposits;
- (e) issue and collect proceeds against an invoice.

A2.2 Our decision on the conduct of the auction is final.

A2.3 We may cancel the auction, or alter the order in which lots are offered for sale. We may also combine or divide lots. A lot may be sold or withdrawn from sale prior to the auction.

A2.4 You acknowledge that to the extent permitted by law we owe you no duty of care and you have no claim against us for any loss.

A3 Bidding and reserve prices

A3.1 All bids are to be made in pounds sterling exclusive of any buyers premium, administration charges or VAT.

A3.2 We may refuse to accept a bid. We do not have to explain why.

A3.3 If there is a dispute over bidding we are entitled to resolve it, and our decision is final.

A3.4 Unless stated otherwise each lot is subject to a reserve price (which may be fixed just before the lot is offered for sale). If no bid equals or exceeds that reserve price the lot will be withdrawn from the auction.

A3.5 Where there is a reserve price the seller may bid (or ask us or another agent to bid on the seller's behalf) up to the reserve price but may not make a bid equal to or exceeding the reserve price. You accept that it is possible that all bids up to the reserve price are bids made by or on behalf of the seller.

A3.6 Where a guide price (or range of prices) is given that guide is the minimum price at which, or range of prices within which, the seller might be prepared to sell at the date of the guide price. But guide prices may change. The last published guide price will normally be at or above any reserve price, but not always – as the seller may fix the final reserve price just before bidding commences.

A4 The particulars and other information

A4.1 We have taken reasonable care to prepare particulars that correctly describe each lot. The particulars are based on information supplied by or on behalf of the seller. You need to check that the information in the particulars is correct.

A4.2 The particulars and the sale conditions may change prior to the auction and it is your responsibility to check that you have the correct versions.

A4.3 If we provide information, or a copy of a document, provided by others we do so only on the basis that we are not responsible for the accuracy of that information or document.

A5 The contract

A5.1 A successful bid is one we accept as such (normally on the fall of the hammer). This condition A5 applies to you if you make the successful bid for a lot.

A5.2 You are obliged to buy the lot on the terms of the sale at the price you bid plus the buyers premium any applicable administration charges plus VAT.

A5.3 You must before leaving the auction:

- (a) provide all information we reasonably need from you to enable us to complete the sale invoice (including proof of your identity if required by us);
- (b) pay the deposit.

A5.4 The deposit:

- (a) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the seller, but otherwise is to be held as stated in the sale conditions; and
- (b) must be paid in pounds sterling by cheque or by bankers' draft made payable to us on an approved financial institution. The extra auction conduct conditions may state if we accept any other form of payment.

A5.5 If the buyer does not comply with its obligations under the contract then:

- (a) you are personally liable to buy the lot even if you are acting as an agent; and
- (b) you must indemnify the seller in respect of any loss the seller incurs as a result of the buyer's default.

A5.6 Where the buyer is a company you warrant that the buyer is properly constituted and able to buy the lot.

General Terms & Conditions section(s) b/c/d/eff – relate only to sales physically conducted outside of the European Union and as such do not form part of the general conditions of sale for this auction.

GENERAL CONDITIONS OF SALE

Some words have special meanings, which are defined in the Glossary. The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

G1. The lot

G1.1 The lot (including any rights to be granted or reserved, and any exclusions from it) is described in the special conditions, or if not so described the lot is that referred to in the sale memorandum.

G1.2 The lot is sold subject to all matters contained or referred to in the documents, but excluding any financial charges: these the seller must discharge on or before completion.

G1.3 The lot is also sold subject to such of the following as may affect it, whether they arise before or after the contract date and whether or not they are disclosed by the seller or are apparent from inspection of the lot.

G1.4 Where anything subject to which the lot is sold would expose the seller to liability the buyer is to comply with it and indemnify the seller against that liability.

G1.5 The lot comprises of the catalogued item all items in, under, over and around any lot in this catalogue are not included with such lot unless specifically stated in the catalogue description.

G1.6 The lot does not include any tenant's or trade fixtures or fittings.

G1.7 The buyer acknowledges that in agreeing to purchase any Lot he is not relying on any warranties or representations made by the seller or the auctioneer or any of their employee's agents or representatives. All representations, warranties and conditions, express or implied, statutory or otherwise in respect of all and any of the lots are expressly excluded and without limitation any warranties and conditions as to title, quiet possession, satisfactory quality, fitness for purpose and description are excluded to the fullest extent as permitted by law.

The buyer further acknowledges that:

(a) neither the seller nor the auctioneer shall in any circumstances be liable to or to compensate the buyer nor shall the buyer be entitled to rescind the Sale or reject any Lot for an error omission or misstatement contained in the Catalogue and/or in the Special Conditions.

(b) all the lots are purchased on the basis that risk of good title to all or any of them passing to the buyer is at the buyer risk and without limitation the Lots are sold subject to any claims, liens, distraint and execution and subject to all leasing, hire or hire purchase agreements and reservation of title claims (if any) in respect of them;

(c) if it shall be found that the seller does not have title to all or any of the lot the buyer shall have no right to rescind, avoid or vary this agreement or to claim damages or a reduction in the price paid or payable;

(d) any intellectual property rights or software subsisting in a Lot may be third party property and as such the seller and/or the auctioneer may be unable to effect transfer. The buyer will not be authorised to use intellectual property rights or software and any such use or transfer shall be at the buyer sole risk.



GENERAL CONDITIONS OF SALE continued

(as approved by The Royal Institution of Chartered Surveyors)

(e) The buyer undertakes that it shall ensure that any vehicle comprised in any Lot is in a roadworthy condition in accordance with the Road Vehicle (Construction and Use) Regulations 1986 and any subsequent amendments thereof or such other relevant regulations as shall from time to time be in force before using it on a public road. It is the buyer's responsibility to remove any logos and lettering from vehicles. Odometer readings are not warranted.

(f) any item of plant, machinery or equipment contained in the lot (s) may not necessarily comply with any statutory requirements or regulations governing the use of that plant, machinery or equipment in their working environment. Neither the seller nor the auctioneer shall incur any liability to the buyer because of any default or defect in all or any of the lots. Buyer are entirely responsible for ensuring that the use of any item of plant, machinery or equipment does not contravene any health and safety and environmental legislation in existence at the time of the Sale.

(g) agrees that the auctioneer is acting only as agent of the seller and it is expressly agreed and declared that no personal liability in connection with the sale of any lot or otherwise shall fall on the auctioneer and the buyer shall indemnify the auctioneer against all and any liabilities arising under or in connection with the Sale of any Lot. Insolvency Practitioner(s), including Administrative Receiver(s), Administrator(s) and Liquidator(s) act as agent(s) for the seller without personal liability and shall incur no personal liability whatsoever in relation to a Sale or pursuant to any document relating thereto.

G1.8 The buyer agrees that the General Conditions and the exclusions which they contain are fair and reasonable bearing in mind that:-

(a) the buyer must rely absolutely on the buyer's own opinion and/or professional advice concerning the quality, state, condition, performance and functionality of the lot any right, title or interest which is sold under the terms of these General Conditions, their fitness and suitability for any particular or any purpose, the possibility that some or all of them may have defects not apparent on inspection and examination including, without limitation, the presence of contamination and the possibility that the buyer may not acquire title and the fact that the buyer would have no remedy under this Agreement should that happen;

(b) the buyer has available to it skilled professional advice and on that basis agrees to purchase a lot for a consideration calculated to take into account amongst other things the risk to it represented by the fact that the parties believe that all the exclusions and limitations set out in these General Conditions would be recognised as being fully effective by the Courts and the seller making it clear that it would not have agreed to sell any lot on any other basis except for a higher consideration;

(c) the buyer has been given every opportunity which might reasonably be expected to examine and inspect the lot.

(d) The buyer acknowledges that a Sale by Auction is not a consumer sale for the purposes of the Sale of Goods Act 1979 (as amended by the Sale and Supply of Goods Act 1994) and the Unfair Contract Terms Act 1977 and the buyer shall not seek to rely upon and conditions or warranties implied thereby or by any other legislation.

G2. Deposit

G2.1 The amount of the deposit is the greater of:

(a) any minimum deposit stated in the auction conduct conditions (or the total price, if this is less than that minimum); and

(b) 25% of the price (exclusive of any VAT on the price).

G2.2 The deposit

(a) Must be paid in pounds sterling by bankers transfer, cash or credit/debit card (or by other means of payment that the auctioneers may accept); and

(b) is to be held as stakeholder unless the auction conduct conditions provide that it is to be held as agent for the seller.

G2.3 Where the auctioneers hold the deposit as stakeholder they are authorised to release it (and interest on it if applicable) to the seller on completion or, if completion does not take place, to the person entitled to it under the sale conditions.

G2.4 If a cheque for all or part of the deposit is not cleared on first presentation the seller may treat the contract as at an end and bring a claim against the buyer for breach of contract, additionally the buyer will be liable for all charges and expenses incurred as a result of a non cleared payment. G2.5 Interest earned on the deposit belongs to the seller unless the sale conditions provide otherwise.

G4 Identity of Parties

Every buyer is required to give his name and address and provide satisfactory proof of identity and such other information and documentation as is required to the Company before making any Bid and in the case of:

(a) A Live Auction by the completion of a registration form;

(b) An Online Auction by online registration at the Website; and

(c) A private treaty or tender by prior registration or notification of details, as and when requested by the auctioneer.

The Company reserves the right at any time to reject the registration of any persons and refuse access to the Auction at its sole discretion.

The auctioneer Name & Registered Office: Pro Auction Ltd, The Counting House, 13a Church Farm Business Park, Corston, Bath BA2 9AP. Company No. 05059610.

The auctioneer may from time to time act jointly with an associated Auctioneer who will be named in the Catalogue and/or in the Special. The seller the person upon whose instructions the auctioneer is conducting the sale, details of whom are set out in the Special Conditions of Sale.

G5 Conduct of Auctions

G5.1 Any lot may be subject to a minimum bid or reserve price. The auctioneer or the seller is entitled to change these at any time before the conclusion of the Sale.

G5.2 The seller, auctioneer or any representative, agent or person acting on behalf of the seller may Bid for any lot. Persons entitled to Bid pursuant to this condition shall be entitled to place Bids on any lot up to the reserve price including by placing Bids in response to other Bidders.

G5.3 Lot descriptions will be amended as appropriate as and when information becomes available to the auctioneer. Prospective Bidders must read lot descriptions before making a Bid so that they are fully aware of any amendments to the description appearing in the Special Conditions and/or on the Website or in the Catalogue in relation to a particular lot.

G5.4 The auctioneer may at any time before the conclusion of the Sale withdraw or divide any lot or combine any lot or sell any lot by private treaty or tender before, during or after the Auction.

G5.5 The auctioneer may reject any Bid at his sole discretion and without being required to give a reason.

G5.6 No Bid shall be retracted without the consent of the auctioneer.

G5.7 The auctioneer may where there is a dispute between buyer, summarily determine the dispute or immediately again offer the Lot for sale, in each case without being required to give a reason.

G5.8 The auctioneer shall in every other respect decide how the Auction is to be conducted and without being required to give a reason.

G5.8 A Sale is concluded (constituting acceptance of the Bidder's offer, subject to General Condition when:

(a) in the case of a Live Auction, on the fall of the auctioneers hammer and/or,

(b) in the case of an Online Auction, at the close of the timed Online Auction Sale as specified on the Website and as defined by General Condition

(c) in the case of a private treaty or tender, when the Bidders Bid is accepted by the auctioneer, such acceptance to be communicated to the Bidder in writing by way of receipt of the auctioneers invoice.

G5.9 The buyer shall be the person who made the highest Bid before the conclusion of the Sale pursuant to General Condition G5.8 above subject to approval and acceptance by the auctioneer and the Seller or such other Bidder as the auctioneer may declare to be the buyer without being required to give a reason. The auctioneer and/ or the seller is not bound to accept the highest Bid or any other Bid placed in the course of the auction.

G5.10 In the case of an Online Auction the buyer, as determined under General Condition above, shall within a reasonable time after the conclusion of the Sale receive by email an invoice in respect of the monies due for the Lot(s) purchased.

G5.11 In the event that the reserve price is not met, the auctioneer may consider the Bids received below the reserve price with the seller who at its sole discretion may accept, reject or place a counteroffer.

G5.12 On conclusion of the Sale and acceptance of the Bidders Bid pursuant to General Conditions, the buyer acknowledges and agrees that he has entered into a contract with the seller to buy the Lot and the Buyer must complete the transaction to purchase the Lot.

G5.13 The buyer may not remove any Lot he has bought until after the end of the Auction.

G5.14 In relation to an Online Auction:

(a) the auctioneer cannot guarantee that the internet services will operate continuously or without interruptions and this could affect the conduct of the Online Auction and the Bidders ability to Bid online. The Company shall not be liable in any respect in the event of any dispute due to errors, omissions or disruptions to internet services or power failures or any other unforeseen circumstances which may occur during the Online Auction;

(b) the auctioneer may at any time, without notice, postpone or cancel an Online Auction or extend an Online Auction beyond the published closing time (including extension of the timed Online Auction in accordance with General Condition below);

(c) the timed Online Auction Sale is auto bid extension enabled meaning that where a Bid is placed within ten minutes of the original scheduled close of the timed Online Auction the scheduled close of the timed Online Auction will automatically be extended by an additional ten minutes. This continues with a new scheduled close time each time a Bid is placed until no-one places a Bid before the last scheduled close of the timed Online Auction. Such time shall then be deemed to be the close of the timed Online Auction.

G5.15 In the event that the auctioneer unknowingly sells a Lot that was not eligible for Sale (i.e. there is a third party interest that comes to light) then the auctioneer shall be entitled to immediately rescind that Sale without any further liability to the auctioneer or the seller.

G5.16 Copies of the Auctions (Bidding Agreements) Act 1927 and 1969 are held at the auctioneers principal place of business.

G6 Sale and Payment

G6.1 The buyer shall pay the following sums to the auctioneer in full and without set off:-

(a) immediately upon the Sale of any Lot the Deposit, if requested by the auctioneer and

(b) the balance of the price of the Lot purchased, together with the Buyer's Premium, lift out charges and VAT.

(c) any other payment or amount due to the seller and/or the auctioneer pursuant to these General Conditions or the Special Conditions on demand.

G6.2 The time for complying with clause G6.1 above shall be the time specified in the Auction catalogue or if no time is specified there, 4pm on the next working day and in every case time shall be of the essence.

G6.3 In view of Money Laundering Regulations the auctioneer reserves the right to refuse payment in cash. Payments in cash of more than £7,500 will not in any circumstances be accepted.

G6.4 The auctioneer is entitled to charge in full or in part the amount due including all fees, from debit or credit card details registered by bidders participating in auction events

G6.4 If the buyer fails to make any payment on the due date for payment then, without limiting any other right or remedy available to the seller, the buyer shall pay to the auctioneer interest (both before and after any judgment) on the amount unpaid at the rate of 4% above the base rate from time to time of Barclays Bank plc. (The interest rate will also apply to judgment debts, if applicable) per month or any part thereof until payment in full is made.

G6.5 Until the buyer has fully complied with its obligations under the General Conditions

(a) title to any Lot bought shall not pass to the buyer;

(b) the seller or the auctioneer shall have a lien over any Lot bought by the buyer in the Auction;

(c) if the buyer effects or purports to effect a resale or any other disposition of all or part of the Lot, the buyer shall hold the proceeds of resale or other disposition on trust for the seller.

G6.6 All sums payable under these General Conditions and the Special Conditions are exclusive of any applicable VAT for which the buyer shall be additionally liable to pay to the auctioneer. On written request by the buyer the auctioneer will provide a VAT invoice.

G7 Removal of Lots

G7.1 The ownership of the Lot purchased shall not pass to the Buyer until he has made payment in full to the auctioneer of 'the total amount due', but each Lot is at the sole risk of the Buyer from the fall of the hammer.

G7.2 The removal of Lots from the Location shall be undertaken by the Buyer entirely at its own risk and without any liability whatsoever to the seller or auctioneer.

G7.3 Buyers are responsible for any and all costs and expenses incurred in relation to the removal of Lots and any other applicable charges, taxes and insurance costs.

G7.4 The Buyer may not remove any Lot until the Buyer has:-

(a) paid by cleared funds all amounts payable pursuant to the conditions of sale

(b) if requested by the auctioneer and/or the seller produced satisfactory evidence to the Auctioneer that the Buyer has adequate public liability insurance in respect of the indemnity set out in General Condition below and/or deposited with the auctioneer, by way of security, for the costs of making good any damage likely to occur, such sum as the Auctioneer may stipulate.

G7.5 The Buyer must remove each Lot purchased by the Clearance Date and Time for which time shall be of the essence. Lots may only be removed during normal working hours or such hours as are specified in the Special Conditions.

G7.6 Buyers should co-operate regarding order of removal of Lots in order to comply with the Clearance Date and Time. If it transpires that a Buyer makes no effort to commence dismantling and the particular Lot is preventing other buyers from removing purchased Lots, then the Auctioneer reserves the right to insist that removal take place immediately notwithstanding the specified Clearance Date and Time. In the event the Buyer does not comply with its obligations under this General Condition G7.7, then the Auctioneer reserves the right to arrange for the removal and/or storage of the Lot and charge any attendant costs to the Buyer.

G7.7 If any Lot is unsold and has to be dismantled & lowered to allow the removal of any other lot, then such dismantling & lowering shall be the responsibility of the Buyer of the relevant Lot(s).

G7.8 Title to computer software sold pursuant to the Sale of a Lot is not transferred under any Sale to the Buyer and use is subject to any licence or copyright restrictions and user conditions. The auctioneer or the seller reserve the right to erase any private or sensitive information prior to the Sale or at any later date.

G7.9 The Buyer and/or his removal contractor must liaise with the Company's site representative prior to commencing dismantling/removal of a Lot from the Location and must at all times comply with its obligations under clause G7.11 below.

G7.10 When removing any Lot from the Location the Buyer shall, or shall procure that its removal contractors shall:

(a) carry out a full assessment of Lot, the Location and the land or buildings to which the Lot is fixed to assess the risks associated with detaching/removing the Lot and shall fully satisfy themselves that they can detach/remove the Lot in compliance with the Buyers obligations under this

(b) obtain all relevant planning permissions (where required) in relation to the removal of building structures and plant housings;

(c) buyers of Lots will be required to make good holes or voids exposed by the removal of Lots. Cladding taken off buildings for removal of plant & equipment will have to be replaced, unless otherwise specified by the Company;

(d) when detaching any Lot fixed to land or buildings, do so safely and lawfully and must not use flame cutters, explosives or any other dangerous equipment or process without first obtaining written consent of the Company;

(e) remove the Lot in compliance with all relevant legislation, regulations, codes of practice, guidance, orders, rules and other requirements of any relevant government or governmental agency or authority whether Parliamentary, statutory, parochial or local including (without limitation) in compliance with the Health and Safety at Work etc Act 1974, the Environmental Protection Act 1990, The Construction (Design and Management) Regulations 2007, Control of Substances Hazardous to Health Regulations 2002 (COSHH), and the Road Vehicle (Construction and Use) Regulations 1986 and any subsequent amendments thereof and all other health and safety and environmental legislation in existence at the time of the Sale.

(f) To the extent that such regulations are advisory rather than mandatory, the standard of compliance to be achieved by the Buyer shall be to the best industry practice; In all cases arising under this General Condition 7.11 the costs of compliance shall be borne by the Buyer and the Buyer hereby indemnifies the Auctioneer and the Seller against all losses, costs, expenses, damages, liabilities, demands, claims, actions and proceedings which the Auctioneer and/or the Seller may incur arising directly or indirectly out of any breach by the Buyer to the provisions of these conditions and the Buyer shall make good any damage caused to (without limitation) other lots, the Location or to any property belonging to third parties, in removing any Lot.



GENERAL CONDITIONS OF SALE continued

(as approved by The Royal Institution of Chartered Surveyors)

(g) The auctioneer shall be entitled to halt the clearance of any Lot if in its absolute discretion the removal of a Lot is being carried out in an unsatisfactory manner. Where the clearance is halted by the auctioneer, the Buyer must liaise with the auctioneer site representative as to how the Lot should be removed from the Location provided that the Buyer shall at all times ensure that it complies with its obligations under General Condition 7.11 above and the seller nor the auctioneer shall have any liability in this regard.

(h) The Buyer shall provide evidence as and when requested by the auctioneer of the Buyer's insurance policies in respect of the following insurances and at a minimum level of: Public Liability Cover - limit Two Million Pounds (£ 2,000,000); and Employers Liability Cover - limit Ten Million Pounds (£10,000,000); the auctioneer reserves the right to vary the level of insurance cover stated above at any time, as and when required.

(i) The Buyer shall provide to the auctioneer a Risk Assessment & Method Statement complying with The Construction (Design & Management) Regulations 2007, COSHH or with any subsequent amendments thereof or such other legislation as shall from time to time be in force.

(j) Electric, gas, water, steam and waste disconnections are the responsibility of the Buyer and MUST be carried out by an approved contractor following consultation with the site representative.

(k) It is expressly brought to the Buyer's attention that certain Lots could contain blue or white asbestos, dangerous chemicals etc. which if not handled correctly during their removal could result in breach of Health & Safety at Work legislation and/or Control of Substances Hazardous to Health Regulations or other statutory requirements.

(l) Any fluids, gases and/or waste remaining in plant and machinery are the responsibility of the Buyer and MUST be removed from the Location strictly in accordance with any applicable statutory requirements.

(m) The Buyer must use safe and lawful means of removing the Lot, must comply with all current statutory requirements and regulations including those relating to the disposal and removal of waste, and if required, satisfy the auctioneer in relation to their removal procedures; in particular, the removal of waste materials must be undertaken by an approved and licensed contractor to an approved waste management site.

G7.11 The Buyer shall indemnify the auctioneer and the Seller against any loss, damages, expenses, claims or liabilities arising directly or indirectly from the possession or use of the Lot after title to the Lot has passed to the Buyer but before it is removed from the Location.

G7.12 All Lots are sold on the understanding that the Seller does not represent them as being in a condition which makes them suitable for domestic use. If any Lots are intended for domestic use the Buyer must ensure that they comply with the requirements of the Furniture & Furnishings (Fire) (Safety) Regulations 1988 and any subsequent amendments thereof or such other relevant statutory requirements or regulations as shall from time to time be in force.

G7.13 The Buyer undertakes to comply with the provisions of the Data Protection Act 1998 in processing data held by them in connection with any Lot.

G8 Default

G8.1 If at any time the Buyer has failed either to pay the sums specified above in full, by the expiry of the time specified in clause above (or any extension granted), or to remove any Lot by the time specified the auctioneer and/or the seller

(a) may rescind the Sale of that Lot, in which case any deposit shall be forfeit, and that Lot may be resold by auction or privately;

(b) may remove the Lot from the Location and leave it outside at the Buyer's risk in all respects;

(c) may charge the Buyer for the reasonable costs of transporting the lot, storage and administration charges;

(d) may charge the Buyer rent, taxes, men's wages and expenses incurred as a result of the Lot(s) remaining at the Location

G8.2 If the Auctioneer has rescinded the sale but the Buyer has removed the Lot bought, the Auctioneer shall be entitled without previous notice to enter upon any premises where he believes the Lot to be and remove it.

G8.3 If the Auctioneer has rescinded the sale and the Lot has been resold, the Buyer shall make good any deficiency, namely:-

(a) the sale price less the resale price;

(b) the costs of and incidental to resale.

G8.4 If because the Buyer has failed to remove any Lot by the time specified above (or any extension granted), and the Seller is unable to give vacant possession on disposing of or relinquishing any interest in the premises from which the Lot should have been removed, the Buyer shall compensate the Seller for any loss resulting and shall indemnify the Seller against any loss, damages, expenses, claims or liabilities incurred arising from the Buyer's failure to remove the Lot from the Location.

G9 Acknowledgements and Exclusion of Warranties

G9.1 The Buyer acknowledges that in agreeing to purchase any Lot he is not relying on any warranties or representations made by the Seller or the Auctioneer or any of their employee's agents or representatives. All representations, warranties and conditions, express or implied, statutory or otherwise in respect of all and any of the Lots are expressly excluded and without limitation any warranties and conditions as to title, quiet possession, satisfactory quality, fitness for purpose and description are excluded to the fullest extent as permitted by law.

G9.2 The Buyer further acknowledges that neither the Sellers nor the Auctioneer shall in any circumstances be liable to or to compensate the Buyer nor shall the Buyer be entitled to rescind the Sale or reject any Lot for an error, omission or misstatement (including photographic images or website entries) contained in the Catalogue and/or in the Special Conditions

G9.3 The Buyer also acknowledges that:-

(a) all the Lots are purchased on the basis that risk of good title to all or any of them passing to the Buyer is at the Buyer's risk and without limitation the Lots are sold subject to any claims, liens, distraint and execution and subject to all leasing, hire or hire purchase agreements and reservation of title claims (if any) in respect of them;

(b) if it shall be found that the Seller does not have title to all or any of the Lots the Buyer shall have no right to rescind, avoid or vary this agreement or to claim damages or a reduction in the price paid or payable;

(c) anything found in, under, near or in any Lot which is not specifically included in the description of the Lot remains the property of the Seller;

(d) any intellectual property rights or software subsisting in a Lot may be third party property and as such the Seller and/or the Auctioneer may be unable to effect transfer. The Buyer will not be authorised to use intellectual property rights or software and any such use or transfer shall be at the Buyers sole risk.

(e) The Buyer undertakes that it shall ensure that any vehicle comprised in any Lot is in a roadworthy condition in accordance with the Road Vehicle (Construction and Use) Regulations 1986 and any subsequent amendments thereof or such other relevant regulations as shall from time to time be in force before using it on a public road. It is the Buyer's responsibility to remove any logos and lettering from vehicles. Odometer readings are not warranted;

(f) The Buyer acknowledges that any item of plant, machinery or equipment contained in the Lot(s) may not necessarily comply with any

statutory requirements or regulations governing the use of that plant, machinery or equipment in their working environment. Neither the Seller nor the Auctioneer shall incur any liability to the Buyer because of any default or defect in all or any of the Lots. Buyers are entirely responsible for ensuring that the use of any item of plant, machinery or equipment does not contravene any health and safety and environmental legislation in existence at the time of the Sale.

(g) The articles may be inspected at the times and place set out in the Catalogue. Each buyer (whether or not he inspects those articles which he purchases) shall be deemed to buy with notice of all defects in them.

(h) The Buyer acknowledges and agrees that the Auctioneer is acting only as agent of the Seller and it is expressly agreed and declared that no personal liability in connection with the Sale of any Lot or otherwise shall fall on the Auctioneer and the Buyer shall indemnify the Auctioneer against all and any liabilities arising under or in connection with the Sale of any Lot.

G10 Liabilities and Indemnities

G10.1 The Auctioneer warrants that he believes that the Seller of each Lot is able to pass good title, and if the Seller is not able to do so, the Auctioneer shall use his reasonable endeavours to assist the Buyer in obtaining good title and in pursuing any remedies the Buyer might have against the Seller, but the Auctioneer shall not be bound to initiate litigation and shall not be under any other obligation to the Buyer.

G10.2 Every Lot is sold as seen and where lying. no Lot is sold as compromising or including any new goods.

G10.3 The Auctioneer neither has nor professes any expert or other knowledge of any Lot sold and is hereby excluded any liability the Auctioneer might otherwise incur and any right or immunity the Buyer might otherwise possess in respect of any conditions warranties or representations relating to the condition of any Lot sold or the merchantable quality of the Lot or its fitness for the particular or any purpose for which it is or may be required whether such conditions warranties or representations are expressed or implied in the Auction Catalogue or are the subject of oral or written statements made by or on behalf of the Auctioneer or any other person before or in the course of the Auction.

G10.4 No liability shall attach to the Auctioneer either in contract or in tort for loss, injury or damage legal or other expenses sustained by the Seller, any Bidder, the Buyer or any other person by reason of:-

(a) any defect in any Lot sold, whether or not such defect be latent or apparent on examination;

(b) any defect or danger of the premises where the Auction is held;

(c) any alleged failure of the Auctioneer to properly advertise the Auction or to seek or obtain expert legal advice with regard to any Lot offered for sale or its reserve price;

(d) any act or omission of the Auctioneer in the conduct of the Auction or after the Auction;

(e) any act or omission of any person other than the Auctioneer.

G10.5 The Seller shall indemnify the Auctioneer in respect of any claims made by another or third party for any loss injury damage or legal or other expenses referred to above

G10.6 The Auctioneer shall not be liable to indemnify the Seller or any Bidder or the Buyer in respect of any claims made by another or third party for any loss injury damage or legal or other expenses referred to in clause 10.4 above.

G10.7 In no circumstances shall the Auctioneers be liable for any consequential damage.

G10.8 Waiver No indulgence shown by the Auctioneer shall prevent the Auctioneer or the Seller from subsequently insisting upon their respective rights and remedies.



SPECIAL NOTES & CONDITIONS

(to be read in conjunction with the General Conditions of Sale as approved by The Royal Institution of Chartered Surveyors)

ST GEORGE WHARF TOWER MARKETING SUITE

ADDRESS OF AUCTION:

St George Wharf Tower Marketing Suite,
One St George Wharf, London SW8 2LR

VIEWING Viewing is strictly by arrangement with the auctioneers on 24/25/26th April 2013 onsite between 10.00am - 3.00pm. Please visit the website to view any drawings or plans of equipment before placing bids.

REGISTRATION Prospective purchasers must register and obtain a buyer's number when entering the site on Sale Day in order to be a successful bidder. A REQUIREMENT OF SUCH REGISTRATION WILL BE PHOTOGRAPHIC AND PROOF OF ABILITY TO PAY FOR POTENTIAL PURCHASES, (PASSPORT, DRIVING LICENCE). The Auctioneers reserve the right to refuse admission.

Persons under the age of 16 will not be allowed on site.

PAYMENT All lots must be paid and cleared for before prior to removal by Cash, Banker's Draft, credit or debit card or Cheque supported by an appropriate Banker's Letter stating that the Bank will HONOUR your cheque and the limit up to which they are willing to do so, unless otherwise agreed.

V.A.T. V.A.T. will be added to sale bills at 20%. Special rules apply for sales for export – request information from the auctioneer

BUYERS PREMIUM Buyer's Premium of 15.5% plus V.A.T. will be added to purchasers bills. The Buyers Premium will relate to any sales which might take place prior to the auction, during the auction and after the auction and indeed to any Private Treaty Sales of items not included in the auction.

DEPOSITS The Auctioneer reserves the right to take a 25% deposit at Point of Sale. Purchasers are reminded to leave a 25% deposit before leaving site on sale day. Payment in full must be made within 24 hours of the sale.

ABSENT BUYING INSTRUCTIONS If you cannot attend the sale we will execute bids confidentially on your behalf. For absent bids indicate your limit for each lot, Your bids will be executed at the lowest prices allowed by reserves and other bids.

A buyers premium plus applicable charges & taxes, is payable on successful bids.

Absentee and telephone bids are accepted at your risk, and are subject to the Terms & Conditions of sale and any Special Conditions relating to the auction.

Please submit your bids not later than 4 hours prior to the sale commencing, you will receive confirmation of receipt. 25% deposit required on composite total of bids.

REMOVAL All lots which are subject to a lift-out charge are detailed on an information sheet available from the Sale's pay office, where applicable the charges are mandatory. Goods to be removed from site not later than **Wednesday 8th May 2013 by 4.00pm.**

SITE PROCEDURE The Vendor or Pro Auctions Limited are not liable for, nor accept any responsibility for any injury, loss or damage to persons or property sustained whilst on site.

COMPLIANCE WITH LAWS, REGULATIONS AND PLANNING Purchasers or their Removal Contractors are responsible for applying for relevant planning permissions (if appropriate) with reference to the removal of building structures and plant housings.

Purchasers or their Contractors shall at all times comply with all orders, regulations, requirements and rules of any authority whether Parliamentary, statutory, parochial or local and in particular shall comply with all requirements applicable to the employment by them of labour or otherwise affecting the work.

The Purchasers or their Contractors shall in addition and without prejudice to the generality of the foregoing conform to the regulations and byelaws of local authorities and shall pay all fees and charges arising under the said regulations and byelaws in respect of the Work.

ORDER OF REMOVAL Buyers should co-operate regarding order of removal in order to comply with the clearance date. If it transpires that a purchaser makes no effort to commence dismantling and the particular item of plant is preventing other buyers from removing equipment, then the Auctioneer reserves the right to insist that removal take place immediately notwithstanding the final clearance date.

If in the event the purchaser does not comply, then the Auctioneer reserves the right to arrange for the removal of the lot or lots and charge any attendant costs to the purchaser.

INSURANCE The Auctioneers remind prospective bidders of Condition 7 of the Conditions of Sale. Any buyers of fixed plant or their duly appointed contractors **MUST** consult with the Auctioneers duly appointed representative, prior to commencing removal. Written consent to commence dismantling will be required. It should also be noted that all dismantling contractors working on site must be insured for at least two million pounds (£2,000,000) public liability cover and proof of cover must be produced before work commences.

Lots must be insured by the purchaser from the fall of the hammer, no responsibility whatsoever will rest with the Auctioneer or Vendor in the event of any loss suffered.

The Purchaser or his Contractor will also ensure that employers liability cover in the sum of **TEN MILLION POUNDS (£10,000,000)** is in place.

CONTENTS All items in, under, over and around any lot in this catalogue are not included with such lot unless stated in the catalogue description or by the Auctioneer

DOCUMENTS The Vendors/Agents/Auctioneers reserve the right to remove any documents they may require from the lot prior to the sale or at any later date.

SOFTWARE Title to computer Software is not transferred and use is subject to any licence or copyright restrictions and user conditions.

The Vendors/Agents/Auctioneers reserve the right to erase any private or sensitive information prior to delivery or at any later date

INSPECTION & CONDITION The articles may be inspected at the times and place set out in the Catalogue. Each buyer (whether or not he inspects those articles which he purchases) shall be deemed to buy with notice of all defects in them. No buyer shall have the right to reject for any reason any articles which he may purchase. Every express or implied warranty or condition as to merchantability, condition or fitness for purpose of any of the articles is excluded.

UNSOLD LOTS If any lot or item is unsold and has to be dismantled & lowered to allow the removal of any other lot, then such dismantling & lowering shall be the responsibility of the purchaser of the relevant Lot(s) or Item(s).

CONDITIONAL SALES Please note the Auctioneer reserves the right to effect conditional sales on certain lots.

The Auctioneer reserves the right to rescind the sale of lot(s) if purchasers or their contractors fail to provide a satisfactory Method Statement in accordance with current Health & Safety Regulations (or if their transport arrangements are considered unsuitable).

RESERVES Where applicable, Lots will be offered subject to reserve prices.

LOTS with a quantity greater than 1 shall be offered on an individual basis – the highest bidder shall have the option, at the auctioneers discretion, to bid for 1 or all of the quantity available.

All sales are binding, no refunds will be permitted under any circumstances – ensure you have viewed the lot before bidding.

WARNING
It is a criminal offence to form a ring at auction or to induce another to abstain from bidding.



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CATALOGUE LISTING



Please note all capacities, dimensions and dates of manufacture are approximate and potential purchasers should make their own inspection for verification.

MANNER OF OFFERING In order to assist prospective purchasers the plant has been broken down into individual lots for identification purposes. The auctioneer has absolute discretion regarding the offering of the lots and may offer lots as a group or consolidated lots, but where possible prospective purchasers wishing to bid for individual lots will be accommodated.

LOT NO.	DESCRIPTION
1	Hardwood entrance door with ironmongery 2200mm x 830mm x 50mm located in apartment 8
2	Mirrored glass double closet doors and panels consisting of four mirrored panels each 590mm x 2270mm, two panels are hinged opening to a storage cupboard located in apartment 8
3	Internal tempered glass panel door 810mm x 2240mm located in apartment 8
4	Pair of hinged high gloss internal doors, each panel door being 680mm x 2240mm x 45mm located in apartment 8
5	Bosch Excel WVD24520GB freestanding washer dryer 600mm front loading 5kg capacity 1200rpm white located in apartment 8
6	Two chrome pull out storage baskets soft close full extension, ball bearing quadro slides with side and bottom mount brackets adjustable 550mm x 500mm located in apartment 8
7	Chrome wall mounted shelving system twin slotted wall uprights adjustable complete with wire basket 830mm x 410mm located in apartment 8
8	2 x Philips DYNALITE DNG232 network gateway lighting control system with all associated wall mounted wall control panels for lighting located in apartment 8
9	Opus multi room entertainment Smart Home control system comprising of master control unit, audio modules integral media sources, DVD / Video distributions, wall touch screen panels and premium in ceiling recessed speakers, mobile case unit and receivers located in apartment 8
10	DrayTek Vigor 2110n Series Router Firewall with WiFi LAN V2110N located in apartment 8
11	Bulthap complete designer kitchen comprising of all work units and carpentry, Miele H5240B multi function built in oven with self cleaning, Miele DG3460 steam oven, Miele H50440BM built in combination oven, Miele CVA3660 coffee machine, Nespresso capsule machine, Miele ESW5080-14 plate food warming drawer, Miele KM6380 916mm 3 zone induction hob, De Dietrich DHD7000X telescopic downdraft stainless steel extractor, Miele KFN9753ID 262 litre built in fridge freezer, Sub Zero 424G 24' built in dual zone 46 bottle wine storage cooler, stainless steel in-set sink and faucet, Incinerator Evolution 200 waste disposal unit, Miele G4170VI integrated dishwasher 13 place settings, granite top island unit / breakfast bar, complete with all accessory racks, shelving and trays dimensions back unit 3200mm wide and island 3800mm wide located in apartment 8
12	Sky garden screen consisting of three glazed hardwood panels with automatic Hepcomotion mechanism located in apartment 8

LOT NO.	DESCRIPTION
13	Samsung 50' full HD 1080P digital LCD TV located in apartment 8
14	Smart Living furniture design wall entertainment centre black matt carpentry unit 2900mm x 2410mm x 200mm located in apartment 8
15	Internal door 810mm x 2240mm located in apartment 8
16	Villeroy & Boch complete bathroom suite comprising of shower unit, WC, hand basin and vanity located in apartment 8
17	Internal door 820mm x 2240mm located in apartment 8
18	Asselle designed double wardrobe faux leather door inlay with internal rails and shelving units 570mm x 600mm x 2480mm located in apartment 8
19	Asselle designed double wardrobe faux leather door inlay with internal rails and shelving units 570mm x 600mm x 2480mm located in apartment 8
20	Pair of wall mounted gloss night stands / bedside cabinet 550mm x 380mm located in apartment 8
21	Internal door 815mm x 2240mm located in apartment 8
22	Villeroy & Boch complete bathroom suite comprising of shower unit, WC, hand basin and vanity unit and mirror cabinets located in apartment 8
23	Videotree 26' full HD waterproof LED TV located in apartment 8
24	Internal door 830mm x 2240mm located in apartment 8
25	Asselle designed double wardrobe faux leather sliding door panels (x4) inlay with internal rails and shelving units 4220mm x 590mm x 2560mm located in apartment 8
26	Samsung 42' full HD 1080p digital LCD TV located in apartment 8
27	Tawny smoked glass mirror wall 1030mm x 2330mm located in apartment 8
28	Wool Classics Savannah textured two colour loop pile 100% wool carpet coverage of approximately 26m ² located in apartment 8
29	Stone floor tiling throughout living area L11 Vein Limestone 20mm thick area coverage approximately 90m ² located in apartment 8
30	Loft access panel 200mm x 150mm located in apartment 8
31	Natural satin sliver trench heating grille located in apartment 8
32	Hardwood entrance door with ironmongery 2200mm x 830mm x 50mm located in apartment 9

LOT NO.	DESCRIPTION
33	Mirrored glass double closet doors and panels consisting of four mirrored panels each 590mm x 2270mm, two panels are hinged opening to a storage cupboard located in apartment 9
34	Internal tempered glass panel door 810mm x 2240mm located in apartment 9
35	Single hinged high gloss internal door 680mm x 1240mm x 45mm located in apartment 9
36	Chrome pull out storage basket soft close full extension, ball bearing quadro slides with side and bottom mount brackets adjustable 550mm x 500mm located in apartment 9
37	Chrome wall mounted shelving system twin slotted wall uprights adjustable complete with wire basket 830mm x 410mm located in apartment 9
38	2 x Philips Dynalite DNG232 network gateway lighting control system with all associated wall mounted wall control panels for lighting located in apartment 9
39	Opus multi room entertainment Smart Home control system comprising of master control unit, audio modules integral media sources, DVD / Video distributions, wall touch screen panels and premium in ceiling recessed speakers, mobile case unit and receivers located in apartment 9
40	DrayTek Vigor 2110n Series Router Firewall with WiFi LAN V2110N located in apartment 9
41	Bulthap complete designer kitchen comprising of all work units and carpentry, Miele H5240B multi function built in oven with self cleaning, Miele DG3460 steam oven, Miele H50440BM built in combination oven, Miele CVA3660 coffee machine, Nespresso capsule machine, Miele ESW5080-14 plate food warming drawer, Miele KM6380 916mm 3 zone induction hob, De Dietrich DHD7000X telescopic downdraft stainless steel extractor, Miele KFN97531D 262 litre built in fridge freezer, Sub Zero 424G 24' built in dual zone 46 bottle wine storage cooler, stainless steel in-set sink and faucet, Insinkerator Evolution 200 waste disposal unit, Miele G4170VI integrated dishwasher 13 place settings, granite top island unit / breakfast bar, complete with all accessory racks, shelving and trays dimensions back unit 3200mm wide and island 3800mm wide located in apartment 9
42	Sky garden screen consisting of three glazed hardwood panels with automatic Hepcomotion mechanism located in apartment 9
43	Samsung 50' full HD 1080P digital LCD TV located in apartment 9
44	Smart Living furniture design wall entertainment centre black matt carpentry unit 4340mm x 2420mm x 400mm located in apartment 9
45	Internal door 820mm x 2230mm x 45mm located in apartment 9
46	Internal door 820mm x 2230mm x 45mm located in apartment 9
47	Smart Living furniture design wall entertainment centre carpentry unit 4290mm x 2350mm x 300mm located in apartment 9

LOT NO.	DESCRIPTION
48	Villeroy & Boch complete bathroom suite comprising of shower unit, WC, hand basin and vanity located in apartment 9
49	Internal door 810mm x 2230mm x 45mm located in apartment 9
50	Asselle designed double wardrobe faux leather door inlay with internal rails and shelving units 970mm x 2470mm located in apartment 9
51	Pair of hinged high gloss internal cupboard doors each panel being 645mm x 2340mm x 45mm located in apartment 9
52	Chrome wall mounted shelving system twin slotted wall uprights adjustable complete with wire basket 830mm x 410mm located in apartment 9
53	Bosch Excel WVD24520GB freestanding washer dryer 600mm front loading 5kg capacity 1200rpm white located in apartment 9
54	Daikin Altherma heating system located in apartment 9
55	Leather panel wall consisting of 25 panels each 500mm x 540mm located in apartment 9
56	Internal door 815mm x 2230mm located in apartment 9
57	Samsung 42' full HD 1080P digital LCD TV located in apartment 9
58	Asselle designed double wardrobe faux leather sliding door panels (x4) inlay with internal rails and shelving units 4220mm x 590mm x 2560mm located in apartment 9
59	Villeroy & Boch complete bathroom suite comprising of bath, shower unit, WC, hand basin and vanity unit and mirror cabinets located in apartment 9
60	Videotree 26' full HD waterproof LED TV located in apartment 9
61	Wool Classics Savannah textured two colour loop pile 100% wool carpet coverage of approximately 40m ² located in apartment 9
62	Stone floor tiling throughout living area L11 Vein Limestone 20mm thick area coverage approximately 109m ² located in apartment 9
63	Loft access panel 200mm x 150mm located in apartment 9
64	Natural satin sliver trench heating grille located in apartment 9
65	Hardwood entrance door with ironmongery 2200mm x 830mm x 50mm located in apartment 7
66	Mirrored glass double closet doors and panels consisting of mirrored panels each 590mm x 2270mm, one panel are hinged opening to a storage cupboard located in apartment 7
67	2 x Philips Dynalite DNG232 network gateway lighting control system with all associated wall mounted wall control panels for lighting located in apartment 7
68	Opus multi room entertainment Smart Home control system comprising of master control unit, audio modules integral media sources, DVD / Video distributions, wall touch screen panels and premium in ceiling recessed speakers, mobile case unit and receivers located in apartment 7



LOT NO.	DESCRIPTION
69	DrayTek Vigor 2110n Series Router Firewall with WiFi LAN V2110N located in apartment 7
70	Chrome wall mounted shelving system twin slotted wall uprights adjustable complete with wire basket 830mm x 410mm located in apartment 7
71	Internal door 830mm x 2250mm located in apartment 7
72	Internal door 830mm x 2250mm located in apartment 7
73	Bosch Excel WVD24520GB freestanding washer dryer 600mm front loading 5kg capacity 1200rpm white located in apartment 7
74	Chrome wall mounted shelving system twin slotted wall uprights adjustable complete with wire basket 1240mm x 410mm located in apartment 7
75	Daikin Altherma heating system located in apartment 7
76	Villeroy & Boch complete bathroom suite comprising of bath, shower unit, WC, hand basin and vanity unit and mirror cabinets located in apartment 7
77	Bulthap complete designer kitchen comprising of all work units and carpentry, Miele H5040BM built in combination oven Miele CVA5060 coffee machine, Miele CS1212 2 zone induction hob, Siemens LB23364GB canopy cooker hood, Miele K622Ui 133 litre integrate refrigerator, Miele KWT4154 UG-1 wine cooler, Miele G4170Vi 13 place integrated dishwasher, stainless steel sink and faucet, Insinkerator Evolution 200 waste disposal unit, complete with all accessory racks and trays dimensions 2940mm x 2190mm located in apartment 7
78	Samsung 60' full HD 1080p digital LCD TV located in apartment 7
79	Smart Living furniture design wall entertainment centre carpentry unit 2200mm x 2490mm x 500mm located in apartment 7
80	Three panel opaque retractable privacy screen on slide run each panel 1030mm x 2500mm located in apartment 7
81	Asselle designed double four door wardrobes faux leather door inlay with internal rails and shelving units 1860mm x 2300mm located in apartment 7
82	Stone tile flooring Domus Crometech Warm 4.0 polished tiles 20mm thick area coverage of approximately 40m ² located in apartment 7
83	Loft access panel 200mm x 150mm located in apartment 7
84	Natural satin sliver trench heating grille located in apartment 7
85	Bremworth Basketweave rug 100% wool crescent shape dimensions 5000mm x 3270mm located on upper ground floor
86	Internal door 980mm x 2230mm x 55mm located on upper ground floor
87	Internal door 980mm x 2230mm x 55mm located on upper ground floor
88	4 x recessed stainless steel LED floor lights located on upper ground floor
89	Villeroy & Boch complete bathroom suite comprising of WC hand basin and vanity unit located on upper ground floor

LOT NO.	DESCRIPTION
90	Internal door 830mm x 2230mm x 45mm located on upper ground floor
91	Tiena black ash wall panelling spans 9990mm x 2270mm located on upper ground floor
92	7 x stainless steel recessed ceiling down lighters located on upper ground floor
93	7 x chrome finish cylindrical wall lights located on staircase
94	6 x chrome finish cylindrical wall lights located on staircase
95	Tiena wall panelling spans 7200mm x 2980mm located in the foyer
96	Samsung 68' full HD 1080p digital LCD TV located in the foyer
97	22 x recessed ceiling down lighters located in the foyer
98	8 x stainless steel floor recessed lights located in the foyer
99	Samsung 85' full HD 1080p digital LCD TV located in the foyer
100	Touch Interactive touch screen monitor 300mm x 470mm located in the foyer
101	Touch Interactive touch screen monitor 300mm x 470mm located in the foyer
102	Touch Interactive touch screen monitor 300mm x 470mm located in the foyer
103	Reception counter desk and work station black ash and Bottocino granite feature centre piece 8230mm located in the foyer
104	Pair of toughened glass entrance doors on electronic closure 2225mm x 3000mm located in the foyer
105	10 x LED recessed ceiling lights located in the foyer
106	Direction Fire Model Series 6000 zone addressable fire panel system complete with all smoke / heat detectors throughout the marketing suite located in the foyer
107	Marble stone flooring Radia Cut Crema Marfill in the reception area located in the foyer
108	Philips Dynalite DBC1210 Dali DSI & 1-10V HF ballast controller located back of house
109	CCTV system comprising of Pelco MX4016CD 16 channel Genex multiplexer, B&H Photo Video System complete with 9 x cameras, Vista Blade DVR recorder and monitor located back of house
110	Opus entertainment system comprising of Opus receiver, Panasonic DMPBD45 Blue Ray disc player, mixer amplifier and 8 x recessed in ceiling speakers with in built tweeter and woofer complete with touch screen panels located back of house
111	Internal door 790mm x 2250mm located back of house
112	Internal door 8110mm x 2250mm located back of house
113	4 x stainless steel recessed down lighters located back of house
114	Internal door 825mm x 2250mm located back of house
115	Internal door 940mm x 2250mm located back of house
116	Internal door 825mm x 2250mm located back of house

LOT NO.	DESCRIPTION
117	4 x stainless steel recessed down lighters located back of house
118	Complete contents of kitchen comprising high gloss white carpentry units work surface, stainless steel sink and faucet, Miele dishwasher, refrigerator, microwave and coffee machine L shaped format 2500mm x 1920mm located on ground floor
119	Villeroy & Boch disabled WC comprising of WC, hand wash basin vanity unit, mirror wall cupboards , stainless steel accessories and alarm unit located on ground floor
120	Villeroy & Boch contents of WC comprising of WC hand wash basin, vanity unit and mirror wall cupboards located on ground floor
121	Internal door 1020mm x 2240mm located in the boardroom
122	Bremworth commercial carpet 4500mmx 2760mm approximately located in the boardroom
124	9 x stainless steel recessed down lighters located in the boardroom
125	Brooke air grille located in the boardroom
126	Stainless steel rectangular planter 1500mm x 2200mm x 750mm
127	Stainless steel rectangular planter 1500mm x 2200mm x 750mm
128	Stainless steel rectangular planter 1500mm x 2200mm x 750mm
129	Stainless steel rectangular planter 1500mm x 2200mm x 750mm
130	Stainless steel rectangular planter 1500mm x 2200mm x 750mm
131	Stainless steel rectangular planter 1500mm x 2200mm x 750mm
132	Stainless steel rectangular planter 1500mm x 2200mm x 750mm
133	Stainless steel rectangular planter 1500mm x 2200mm x 750mm
134	Stainless steel rectangular planter 1500mm x 2200mm x 750mm
135	Stainless steel rectangular planter 750mm x 2200mm x 750mm
136	Stainless steel rectangular planter 750mm x 2200mm x 750mm
137	Stainless steel rectangular planter 750mm x 2200mm x 750mm
138	Stainless steel rectangular planter 750mm x 2200mm x 750mm
139	Stainless steel rectangular planter 750mm x 2200mm x 750mm
140	Stainless steel rectangular planter 750mm x 2200mm x 750mm
141	Stainless steel rectangular planter 750mm x 2200mm x 750mm
142	Stainless steel rectangular planter 750mm x 2200mm x 750mm

LOT NO.	DESCRIPTION
143	Pair of wrought iron electric entrance gates with hydraulic arm kit spans 2150mm
144	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
145	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
146	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
147	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
148	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
149	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
150	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
151	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
152	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
153	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
154	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
155	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
156	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
157	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
158	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
159	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
160	2 x Stainless steel and glass balustrade 10mm toughened glass dimensions 1270mm x 1120mm
161	2 x stainless steel external drive bollard post lights IP rated
162	2 x stainless steel external drive bollard post lights IP rated
163	2 x stainless steel external drive bollard post lights IP rated
164	2 x stainless steel external drive bollard post lights IP rated
165	2 x stainless steel external drive bollard post lights IP rated
166	2 x stainless steel external drive bollard post lights IP rated
167	2 x stainless steel external drive bollard post lights IP rated
168	Wooden decking externally to marketing suite as found approximately 16m x 1.5m wide
169	14 x LED deck garden recessed lights
170	7 x shielded external down lighters
171	Besam Assa Abloy slim telescopic automatic sliding entrance door supplied as a complete system including the doors, operator and safety device with side screen panels and over lights. Integral aluminium profiles are clear anodized and glazed with 8mm laminated glass spans 3500mm

LOT NO.	DESCRIPTION
172	Besam Assa Abloy slim telescopic automatic sliding entrance door supplied as a complete system including the doors, operator and safety device with side screen panels and over lights. Integral aluminium profiles are clear anodized and glazed with 8mm laminated glass spans 3600mm
173	Besam Assa Abloy slim telescopic automatic sliding entrance door supplied as a complete system including the doors, operator and safety device with side screen panels and over lights. Integral aluminium profiles are clear anodized and glazed with 8mm laminated glass spans 3600mm
174	Besam Assa Abloy slim telescopic automatic sliding entrance door supplied as a complete system including the doors, operator and safety device with side screen panels and over lights. Integral aluminium profiles are clear anodized and glazed with 8mm laminated glass spans 3500mm
175	Bremworth 100% wool twist lobby rug crescent shape 3450mm wide
176	Internal door 910mm x 1990mm
177	8 x recess stainless steel down lights
178	Internal door 835mm x 2040mm
179	Internal door 835mm x 2040mm
180	22 x stainless steel recessed floor lights
181	10 x stainless steel recessed ceiling down lights
182	Tiena black ash wall panelling 4440mm x 2250mm
183	10 x recess ceiling down lights
184	12 x recess ceiling down lights
185	Touch Interactive touch screen monitor 300mm x 470mm
186	Samsung 60' full HD 1080p digital LCD TV
187	2 x metal planters with artificial shrubbery 1500mm x 240mm

LOT NO.	DESCRIPTION
188	2 x metal planters with artificial shrubbery 1500mm x 240mm
189	2 x metal planters with artificial shrubbery 1500mm x 240mm
190	2 x metal planters with artificial shrubbery 1500mm x 240mm
191	2 x metal planters with artificial shrubbery 1500mm x 240mm
192	2 x metal planters with artificial shrubbery 1500mm x 240mm
193	2 x metal planters with artificial shrubbery 1000mm x 195mm
194	2 x metal planters with artificial shrubbery 1000mm x 195mm
195	2 x metal planters with artificial shrubbery 1000mm x 195mm
196	2 x metal planters with artificial shrubbery 1000mm x 195mm
197	2 x metal planters with artificial shrubbery 1000mm x 195mm
198	2 x metal planters with artificial shrubbery 1000mm x 195mm
199	2 x metal planters with artificial shrubbery 1000mm x 195mm
200	3 x metal planters with artificial shrubbery 840mm x 240mm
201	Metal planter with artificial shrubbery 600mm x 200mm
202	3 x stainless steel 730mm tall bump posts
203	Efaflex EFA-SST high speed spiral door 4500mm x 2650mm
204	Efaflex EFA-SST high speed spiral door 7200mm x 2490mm
End of Sale	



SALIENT INFORMATION:

- Identification is required to enable allocation of a bidding card.
- All capacities, dimensions and dates of manufacture are approximate and potential purchasers should make their own inspection & enquiries for verification.
- All bids are subject to applicable VAT 20% and a buyers premium of 15.5% + VAT.
- Payment is required on day of the sale unless prior arrangements have been agreed. Funds must be cleared before collection of goods.
- Lift out charges will apply; ask auctioneer for details.

PLEASE NOTE: Commission and telephone bids by arrangement only.

AUCTION ENDS:
Monday 29th April 2013

This sale is being conducted Live and
via Webcast with www.bidspotter.co.uk



ADDRESS OF AUCTION:
St George Wharf Tower Marketing Suite,
One St George Wharf,
London SW8 2LR

VIEWING:
24/25/26th April 2013
between 10.00am – 3.00pm by appointment



St George Wharf
Tower
Marketing Suite
One St George Wharf,
London SW8 2LR