Mr.M.Jalali
5 Chelwood Gardens
Kew
Richmond
TW9 4JG
19/11/2025

21,Burlington Road
Withington
Manchester,
M20 4QA

To Whom It May Concern:

I can confirm that 23, Burlington Road Withington, Manchester M204QA
Has been occupied since 2007, by a number of students.

21,Burligton Road has been my family home since 1948.

Yours Sincerely.

Anthony F, Hamilton.

AF Hamilton

From: Maple Properties maple.properties@icloud.com
Date: 19 Nov 2025 at 18:07:59
To: Maple Properties maple.properties@icloud.com

Dear Mr Jalili.
Thank you for your email of today's date.
We can confirm that you have been our neighbour for many years, certainly before 2011.
Your house is a very similar to our sons.
Furthermore, Manchester City Council will able to confirm that you had a licence for your property prior to 2011.
I trust this assists.
Henri Lyons

Sent from my iPhone
Maple Properties
maple.properties@icloud.com

From: Maple Properties maple.properties@icloud.com
Date: 20 Nov 2025 at 08:56:40
To: Maple Properties maple.properties@icloud.com

Dear Mr Jalali
The house is actually in the name of our sons, we are only the managers of it.
I am unable to sign as beneficial owner.
However,

Re: 23 Burlington road
M20 4QA
I am writing to confirm that I have known Mr M Jalali as the owner of the above HMO property since 2008. The property has always been let to six students for the past 18 years.
Name: Henri Lyons
Signature:
Date: 20/11/2025

Sent from my iPhone
Maple Properties
maple.properties@icloud.com