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## Official copy of register of title

Title number TGL54901

Edition date 09.07.2013

- This official copy shows the entries on the register of title on 28 APR 2015 at 15:52:30.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 28 Apr 2015.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by Land Registry, Telford Office.

## A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

### WANDSWORTH

- 1 (22.01.1991) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 1, 80 Parkside, London (SW19 5LL).

NOTE: As to the part tinted blue on the title plan only the ground floor is included in the title.

- 2 (20.01.1991) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 16 November 1990  
Term : 125 years from 29 September 1990  
Rent : £75  
Parties : (1) Cobden Developments Limited  
(2) John Ralph Swynnerton and others
- 3 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 The landlord's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

## B: Proprietorship Register continued

- 1 (13.10.2009) PROPRIETOR: KREMENA STOICHKOVA of Flat 1, The Lodge, 80 Wimbledon Parkside, Wimbledon, London SW19 5LL.
- 2 (13.10.2009) The price stated to have been paid on 30 September 2009 was £186,000.
- 3 (13.10.2009) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 30 September 2009 in favour of National Westminster Bank PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the freehold estate in the land numbered 1 on the filed plan and other land dated 24 May 1850 made between (1) Alexander Henderson and Frederick Squire (2) John Augustine Beaumont and (3) William Vaughan contains restrictive stipulations details of which are set out in the schedule of restrictive covenants hereto.  
NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.
- 2 A Conveyance of the freehold estate in the land numbered 2 on the filed plan and other land dated 24 May 1850 made between (1) Alexander Henderson and Frederick Squire (2) John Augustine Beaumont (3) William Vaughan and (4) Edward Sheldon contains stipulations details of which are set out in the schedule of restrictive covenants hereto.  
NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.
- 3 The land is subject to the following rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 18 May 1984 made between (1) Arbeg Investments Limited (Transferor) and (2) John Arthur Whicker and others (Transferees):-

"EXCEPTING AND RESERVING unto the Transferor and all other persons entitled thereto the rights set out in the Third Schedule hereto.

### THE THIRD SCHEDULE

Rights Reserved to Transferor and its Successors in Title

1. The free and uninterrupted passage of water and soil gas and electricity from and to the Reserved Property through the sewers drains and watercourses cables wires and other conducting media which are now in or above or under the property.
2. The right to enter upon the Property (on giving reasonable prior notice) for the purpose of repairing maintaining renewing or replacing the said Services the Transferor or others exercising this right causing as little inconvenience as possible and restoring to the reasonable satisfaction of the Transferees all damage done to the property in the execution of the necessary works"
- 4 (13.10.2009) REGISTERED CHARGE dated 30 September 2009.
- 5 (05.11.2012) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 12201, 7 Brindley Place, Birmingham B2 2NA.

## Schedule of restrictive covenants

- 1 The following are details of the stipulations contained in the Conveyance dated 24 May 1850 referred to in the Charges Register:-  
  
Not to carry on on any business whatsoever in or upon the said hereditaments nor on any part thereof nor permit to be opened any

## Schedule of restrictive covenants continued

Tavern Hotel Tea Garden Beershop or other shop of any kind nor expose or permit or suffer to be exposed for sale thereon any goods or wares.

Not to erect or build or permit to be erected or built on any part of the said hereditaments any dwellinghouses which exclusive of the outbuildings should be of less cost than £1000.

Not to make or burn or permit to be made or burnt any bricks or tiles on any part of the said hereditaments without the consent in writing of the said John Augustine Beaumont his heirs or assigns first obtained.

Not to build or place any buildings whatsoever (other than walls or fences under 6 feet high) on the said hereditaments and premises or any part thereof nearer to the roads on which the said hereditaments abut than 20 feet.

2 The following are details of the stipulations contained in the Conveyance dated 24 May 1850 referred to in the Charges Register:-

Not to carry on any business on any part of the premises or to permit to be opened any tavern hotel tea garden beer shop or shop of any kind or expose or permit or suffer to be exposed for sale thereon any goods or wares.

Not to erect or build or permit to be erected or built on any part of the premises any dwellinghouse which exclusive of the outbuildings should be of less cost than One thousand pounds.

Not to make or burn or permit to be made or burnt any brick or tiles on any part of the premises without the consent in writing of the said John Augustine Beaumont his heirs or assigns.

Not to build or place any building whatsoever other than walls or fences under six feet high on any part of the premises nearer to Parkside than twenty feet.

End of register