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Official copy of register of title

Title number TGL57713

Edition date 26.08.2014

- This official copy shows the entries on the register of title on 28 APR 2015 at 15:47:00.
- 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 (03.04.1991) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 2, 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 (03.04.1991) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 11 January 1991
 Term : 125 years from 29 September 1990
 Rent : £75
 Parties : (1) Cobden Developments Limited
 (2) Stephen John Brunskill and Fiona Cathcart
- 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 (26.08.2014) PROPRIETOR: KATHERINE NICOLE KALOGEROPOULOS of Flat 2, 80 Parkside, London SW19 5LL.
- 2 (26.08.2014) The price stated to have been paid on 15 August 2014 was £372,000.
- 3 (26.08.2014) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
- 4 (26.08.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 15 August 2014 in favour of Barclays 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 in blue 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 the following stipulations:-

Not to carry on any business whatsoever in or upon the said hereditaments nor on any part thereof nor permit to be opened any 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 dwellinghouse 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.

NOTE: No copy of the covenant to observe the stipulations was supplied on first registration.
- 2 A Conveyance of the freehold estate in the land numbered 2 in blue 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) Edward Sheldon contains the following stipulations:-

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 bricks 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.

NOTE: No covenant to observe the stipulations was supplied on first registration.
- 3 The land is subject to the following rights reserved by a Transfer of

C: Charges Register continued

the freehold estate in the land in this title and other land dated 18 May 1984 made between (1) Arbeg Investments and (2) John Arthur Whicker and others:-

"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 pipes 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 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 20 May 1986 made between (1) John Arthur Whicker and others (Transferors) and (2) Cobden Developments Limited (Transferee):-

EXCEPT AND RESERVING unto the Transferors and their successors in title the owners and occupiers for the time being of the remainder of the land comprised in the title above mentioned which is shown coloured blue and green on the said plan (hereinafter called "the Retained Land"):-

The right to the free and uninterrupted passage of water soil gas and electricity and other services through and along the sewers drains watercourses cables pipes wires and other conducting media which now are or may at any time hereafter be in under above or passing through the property hereby transferred (hereinafter called "the Property").

(b) The right with workmen and others at all reasonable times on notice (except in case of emergency) to enter upon the Property for the purpose of maintaining and repairing renewing or replacing the said services and also for maintaining or repairing the garage on the Retained Land which is coloured blue on the said plan the Trnsferors and their successors in title causing as little inconvenience as possible and restoring to the reasonable satisfaction of the Transferee all damage done to the Property in the execution of the necessary works.

(c) The right to support and to shelter and protection from the Garage situate on the Property for the benefit of the immediately adjoining garage on the Retained Land which is coloured blue on the said plan.

(d) The right to obtain a supply of electricity from the source of the electricity in the meter cupboard situated in the Property to supply the Garage on that part of the Retained land shown coloured green on the Plan bound up within.

(e) The rights privileges and easements and all quasi easements which re now enjoyed or intended to be enjoyed by the Retained Land over any part of the Property.

- 5 (26.08.2014) REGISTERED CHARGE dated 15 August 2014.
- 6 (26.08.2014) Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of P.O. Box 187, Leeds LS11 1AN.
- 7 (26.08.2014) The proprietor of the Charge dated 15 August 2014 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Title number TGL57713

End of register