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# Official copy of register of title

Title number TGL71845

Edition date 05.02.2013

- This official copy shows the entries on the register of title on 28 APR 2015 at 15:48:35.
- 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 (02.04.1992) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 4, 80 Parkside, London (SW19 5LL).

NOTE: Only the first floor is included in the title.

2 (02.04.1992) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 6 March 1992  
 Term : 125 years from 29 September 1990  
 Rent : £75  
 Parties : (1) Cobden Securities Limited  
 (2) David Andrew Griffiths-Johnson

3 (02.04.1992) 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 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.

5 The landlord's title is registered.

## 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

1 (05.10.2007) PROPRIETOR: SARAH LOUISE MCGINNES of Flat 4, The Lodge, 80

## B: Proprietorship Register continued

Wimbledon Parkside, Wimbledon, London SW19 5LL.

- 2 (05.10.2007) The price stated to have been paid on 26 June 2007 was £230,000.
- 3 (05.10.2007) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.
- 4 (05.10.2007) 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 26 June 2007 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 (02.04.1992) A Conveyance of the freehold estate in the land tinted pink 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 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 (02.04.1992) A Conveyance of the freehold estate in the land tinted blue 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 (02.04.1992) The land is subject to the following rights granted by a Transfer of land lying to the north of the land in this title dated 13 November 1991 made between (1) Cobden Securities Limited and (2) Lydia Souras (Transferee):-  
  
"TOGETHER WITH the following rights for the Transferee and her successors in title the owners and occupiers for the time being of the Property:-  
  
The right to obtain a supply of electricity from the source of electricity in the meter cupboard situated in or upon the property known as The Lodge 80 Wimbledon parkside being the remainder of the land comprised in the title above mentioned to supply the Property to supply the light attached to the exterior of the property  
  
(ii) All rights, privileges, easements and quasi easements which are now enjoyed or indeed to be enjoyed by the Property over the remainder of the land comprised in the title above mentioned or any part thereof.
- 4 (02.04.1992) 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 and (2) Cobden Developments Limited:-  
  
"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).  
  
All rights privileges and easements and all quasi easements which are now enjoyed or intended to be enjoyed by the Retained Land over any part of the Property".  
  
NOTE: The land coloured blue and green referred to lies to the north east of the land in this title.

## C: Charges Register continued

- 5 (05.10.2007) REGISTERED CHARGE dated 26 June 2007.
- 6 (05.10.2007) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

### Schedule of restrictive covenants

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

To make and for ever after to maintain good and sufficient fences of not less than 6 feet in height on the North and East sides of the piece of land secondly thereinbefore described.

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.

- 2 The following are details of the covenants 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 or 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.

End of register