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Official copy of register of title

Title number NGL813601

Edition date 16.10.2009

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- 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 20 Nov 2009.
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- This title is dealt with by Land Registry Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

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- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 21b West Heath Road, London (NW3 7UU).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 8 April 1968 made between (1) Renee Rachel Soskin and (2) Philip Howell Rees.
NOTE: Copy filed under NGL67949.
- 3 The Transfer dated 8 April 1968 referred to above contains a provision as to boundary structures.
- 4 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 19 August 2002 referred to in the Charges Register.
- 5 The Transfer dated 19 August 2002 referred to above contains a provision as to boundary structures.

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 (16.10.2009) PROPRIETOR: EMMA ALEXANDRA HULL of 21b West Heath Road, London NW3 7UU.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 30 April 1934 made between (1) Sir Spencer Pocklington Maryon Maryon Wilson (Vendor) (2) Arthur George Du Cane and Dudley Perceval and (3) John Poole Guthrie Tavener (Purchaser) contains covenants details of which are set out in the Schedule of Restrictive Covenants hereto.

NOTE: Copy filed under 446729.

By a Deed dated 29 March 1968 made between (1) Thomas Robert Calthorpe Blofeld CBE and Sir Gerald Curteis KCVO and (2) Rene Rachel Soskin the said Covenant were expressed to be modified so as to permit the use of the land conveyed as two private residences.

- 2 The land is subject to the following rights reserved by the Conveyance dated 30 April 1934 referred to above:-

"EXCEPT AND RESERVING unto the Vendor his sequels in estate and assigns full right of building on any adjoining land to such height to such extent and in such manner as the Vendor shall think fit And also excepting and reserving unto the Vendor his successors in title and assigns the full right of way and passage and running of water and soil and other liquid refuse from all neighbouring lands and houses now or heretofore belonging to the Vendor through all drains channels and sewers in or under the land hereby conveyed if and so far (if at all) as such right of way passage and running from any neighbouring lands or houses now or heretofore belonging to the Vendor through all or any of such channels and sewers as lastly aforesaid may be or become necessary or convenient to the due enjoyment of such neighbouring lands or houses."

- 3 A Transfer dated 19 August 2002 made between (1) Philip Howell Rees and (2) Louvre Trustees Limited contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 30 April 1934 referred to in the Charges Register:-

"THE Purchaser for himself and his assigns to the intent and so as to bind (so far as practicable) the hereditaments hereby conveyed into whosoever hands the same may come but not so as to render the Purchaser liable in damages for any breach of covenant committed after he shall have parted with all interest in the hereditaments hereby covenants with the Vendor and his successors in title and assigns and so that such covenants may enure for the benefit of all land now or lately belonging to the Vendor situate between Redington Road, West Heath Road, Platts Lane and a line drawn at right angles to Redington Road through number 81 Redington Road that the Purchaser will at all times hereafter observe and perform the said provisions and stipulations set out in the said First Schedule hereto.

FIRST SCHEDULE ABOVE REFERRED TO

1. NO building other than a private residence motor car shed offices or outbuildings in connection therewith shall without the consent in writing of the Lord of the Manor having first been obtained at any time be erected on the premises and no building erected or to be erected on the premises shall without such written consent as aforesaid be converted into or used or occupied for any school hospital or sanatorium or used for the reception of lunatics or persons of unsound mind or for residential flats maisonettes model or other lodging houses nursing or medical or convalescent homes or artisans dwellings or for any shop warehouse or other place for carrying on (except to the extent hereinafter mentioned) any art trade business or manufacture whatsoever nor shall fowls pigeons or poultry be kept upon any part of the said premises or any clothes or linen be hung out or exposed in the front or back garden PROVIDED ALWAYS that the said premises may be used as the professional residence of a physician surgeon dentist solicitor architect or an artist (that is to say painting pictures in oil or water colours for exhibition or sale) but no

Schedule of restrictive covenants continued

open show of any art or profession shall be made except a name plate not exceeding twelve inches by eight inches to be fixed only to the front door of the said premises and except also in the case of a physician surgeon or dentist a lamp No bills placards writing signs devices inscriptions advertisements or announcements of any kind shall without such consent as aforesaid be made or affixed upon or fastened to any portion of the premises except as above mentioned and except the usual notice board announcing that the premises are to be let or sold.

2. THE Purchaser or the owner for the time being of the said premises shall to the satisfaction of the Lord of the Manor for ever after support and maintain on the said premises in good repair and condition on the West side of the property marked T on the said plan brick walls or oak fences of the height of not less than five feet six inches or more than six feet six inches as boundary walls or fences to divide the said premises from the adjoining premises.

3. NO building of any kind other than boundary walls or frontage fences or gateways porticoes or bay windows shall without such consent as aforesaid at any time be erected or placed nearer West Heath Road than 30 feet therefrom.

4. NOTHING shall be done or suffered to be done upon the said piece of land which may be or become a nuisance annoyance or damage to the Lord of the Manor or any of his Lessees or tenants or the owners tenants or occupiers of any property in the neighbourhood.

5, ALL plans of any house hereafter to be built on the said piece of land shall be submitted to Messrs Farebrother Ellis and Company or other the Surveyors for the time being of the Lord of the Manor for approval in writing before the same is erected and the labour and materials used in the construction of the house so to be erected shall be such that its value may be not less than Five thousand pounds The proper fees of such surveyors for the approval of such plans and the inspection of the house so to be erected of Five Guineas shall be paid by the Purchaser or the owner for the time being of the said piece of land previously to such approval Any such dwellinghouse shall front West Heath Road and shall not be nearer the footpath thereof than thirty feet therefrom.

6. NO new road shall be made or constructed on any part of the said piece of land nor shall any stabling or motor car shed be erected therefrom except as hereinafter mentioned.

7. ANY stabling or motor car shed shall be erected in such a position as not to be nearer the footway of Platts Lane aforesaid than thirty feet therefrom and no part thereof shall without such consent as aforesaid be more than twenty feet high from the level of the ground to the roof plate and the plans and elevations and the position of the same shall be subject to the written approval of the Surveyors of the Lord of the Manor before such building is begun and their fees not exceeding Three Guineas shall be previously paid by the Purchaser No such stabling or motor car shed when erected shall without such consent as aforesaid be used for the purpose of any art trade business or manufacture or for livery or job horse stables or for letting motor cars or other vehicles for hire but shall only be used in connection with the dwellinghouse erected on the said piece of land.

8. NO bricks tiles pottery work or ballast shall without such consent as aforesaid be burned or made on the said piece of land.

9. THE Purchaser or such owner as aforesaid shall and will neatly lay out and always thereafter maintain in a neat and orderly state all such portions of the said piece of land as may be used as garden or ornamental ground.

10. THE expression "the Lord of the Manor" where used in this Conveyance shall where the context allows include Sir Spencer Pocklington Maryon Maryon Wilson Baronet his successors in title Lord or Lords for the time being of the Manor of Hampstead and the expression "the Purchaser" shall where the context allows include the Purchaser his executors administrators and assigns."

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End of register

