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Official copy of register of title

Title number NGL884067

Edition date 16.02.2010

- This official copy shows the entries on the register of title on 05 AUG 2014 at 12:25:13.
- 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 05 Aug 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Croydon 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.

CAMDEN

- 1 (09.07.2007) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Garden Flat, 164 Camden Street, London (NW1 9PT).

NOTE: As to the part tinted blue on the title plan only the basement flat together with staircase leading from the ground floor thereto is included in the title.

- 2 (09.07.2007) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 3 (09.07.2007) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Transfer of 162 Camden Street dated 22 May 1981 made between (1) Alexander Thomas Chivers and Terence Chivers (2) Mary Margaret Browne and Margaret Anne Brown:-:-

"TOGETHER WITH the following rights:-

(i) the free and uninterrupted passage and running of water soil gas and electricity from and to the property hereby transferred through and along the drains sewers pipes and cables now laid or to be laid hereafter within eighty years from the date hereof which period shall be the perpetuity period applicable to this Transfer (hereinafter called "the specified period") under or through other premises now or heretofore belonging to the Transferors.

(ii) a right of support shelter and protection for the property hereby transferred and such easements and rights together with such ancillary provisions as shall be reasonably necessary and appropriate to preserve

A: Property Register continued

for the benefit of the property hereby transferred the existing amenities thereof.

SUBJECT to the following exceptions and reservations:-

(i) the free and uninterrupted passage and running of water soil gas and electricity coming from other premises now or heretofore belonging to the transferors to the drains sewers pipes and cables now laid or to be laid hereafter within the specified period under or through the property hereby transferred

(ii) a right of support shelter and protection for the adjoining premises now or heretofore belonging to the transferors and such easements and rights together with such ancillary provisions as shall reasonably necessary and appropriate to preserve for the benefit of the adjacent and neighbouring property of the transferors and their successors in title and those claiming under them the existing amenities thereof."

4 (09.07.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 25 June 2007
Term : 99 years from 1 September 2006
Parties : (1) UK Real Estate Limited
(2) Laura Davidson

5 (09.07.2007) 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.

6 (09.07.2007) 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 (09.07.2007) PROPRIETOR: LAURA DAVIDSON of Flat 14, Moatlands House, Cromer Street, London WC1H 8DF.

2 (09.07.2007) The price, other than rents, stated to have been paid on the grant of the lease was £267,500.

C: Charges Register

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

1 (09.07.2007) REGISTERED CHARGE dated 25 June 2007.

2 (16.02.2010) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

End of register