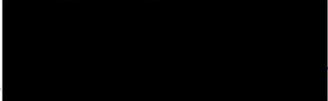


I, Harry Disley director and authorised signatory of Angloflats Limited the owner of 25 Dennington Park Road, West Hampstead, London NW6 1BB ("the Property") **DO SOLEMNLY AND SINCERELY DECLARE** as follows:

1. On or about 7 October 1971 Angloflats Limited acquired the freehold interest in the Property which is registered under title number LN155143. A copy of the freehold title and filed plan is now produced to me and marked "Exhibit 1".
2. The Property had been converted into 4 self-contained residential two bed flats by 1979 and the Property has been laid out and used for such purposes to my knowledge since then.
3. No change of use of any part of the Property or any change to the layout of the Property has taken place since 1979.
4. The Property has, to my knowledge, been used as 4 self-contained residential two bed flats for a period in excess of 10 years, and these are separately assessed for Council Tax and have their own individual gas and electricity meters.
5. Accordingly, from my own knowledge of the Property as one of the directors and authorised signatories of the owner, Angloflats Limited, and from the documentary evidence in the exhibits annexed to this, my Statutory Declaration, I confirm that since 1979 the Property has comprised 4 self-contained residential two bed flats and there has been no change of use of the Property during that period.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the Statutory Declaration Act 1835.

Declared at *Park Lane, Church St*
This *14th* day of *June* 2016 
Before me, 
..... *(Simon J. Dawson)*
Solicitor *A. Commissioner for Oaths*

"EXHIBIT 1"

This is the document referred to in the Statutory Declaration of Harry Disley dated the
14th day of June 2016.

Declared by the above named

Deponent before me:



This 14th day of June 2016

Solicitor A. Lammisioe for Oaths.

Exhibit 1

Land Registry



Official copy of register of title

Title number LN155143 Edition date 28.11.1994

- This official copy shows the entries on the register of title on 29 APR 2016 at 13:57:27.
- 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 29 Apr 2016.
- 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, Croydon Office.

A: Property Register

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

CAMDEN

- 1 (07.11.1957) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 25 Dennington Park Road, Hampstead.
- 2 The Conveyance dated 15 October 1957 referred to in the Charges Register contains the following provision:-

"Nothing herein contained shall by implication of law operate to confer on the Purchaser her successors in title or the persons deriving title under her or them any right to light water or any other easement right or privilege over or against any adjoining or other property belonging to the Company as respects its interest in such property nor shall the Purchaser her successors in title or the persons respectively deriving title under her or them be entitled as against any property of the Company to acquire for the benefit of the property hereby conveyed any easement right or privilege which might affect prejudicially the future development of such property of the Company or any part thereof for building or other purposes as and when the Leases affecting the same or any part thereof may determine."

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 (07.10.1971) Proprietor: ANGLOFLATS LIMITED of 22 Epsom Road, Guildford, Surrey.
- 2 RESTRICTION: Except under an order of the registrar no charge by the proprietor of the land is to be registered unless a certificate signed by the secretary, the solicitor or a director thereof has been furnished that such charge does not contravene any of the provisions of the memorandum and articles of association of the said proprietor.

Title number LN155143

C: Charges Register

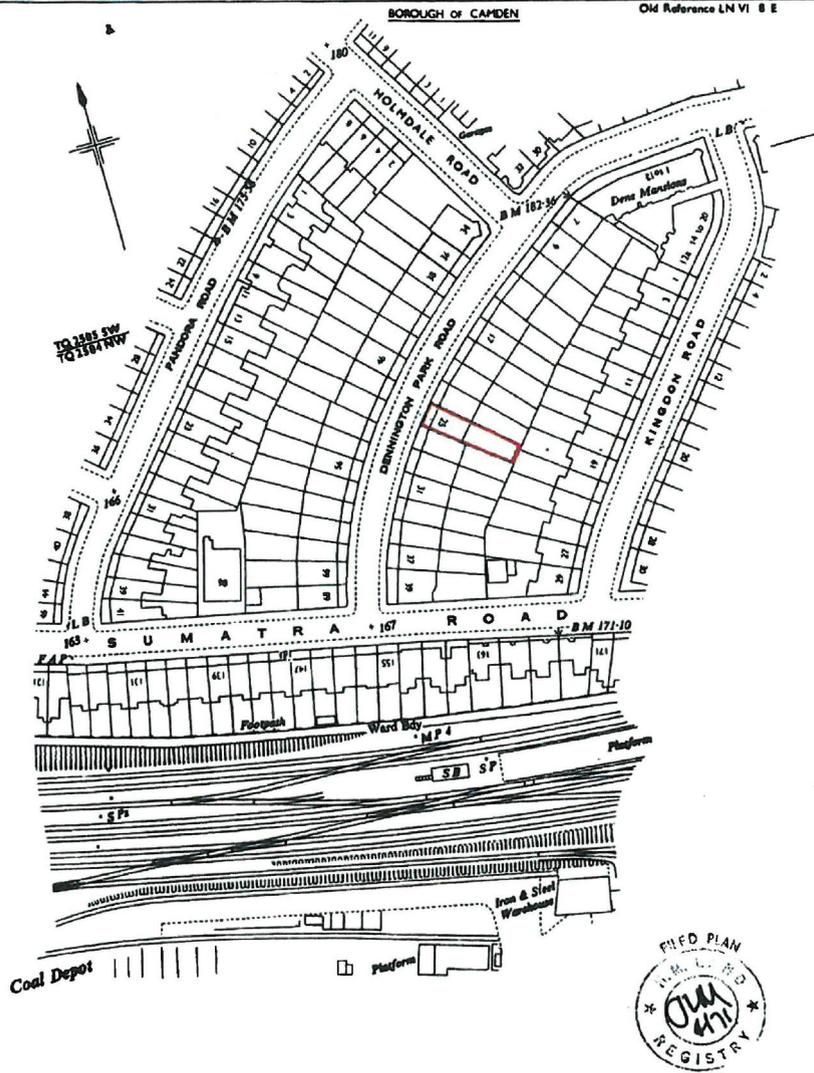
This register contains any charges and other matters that affect the land.

- 1 A Conveyance dated 15 October 1957 made between (1) The Prudential Assurance Company Limited (Company) and (2) Lizzie Irene Garland (Purchaser) contains the following covenants:-

"The Purchaser for herself her successors in title and the persons deriving title under her or them owners occupiers or tenants for the time being of the property hereby conveyed or any part or parts thereof hereby covenants with the Company and its assigns that she will not permit the said property or any part thereof to be used for any trade or business whatsoever but shall keep and use the same for residential purposes only (a school for young ladies only excepted) and that nothing shall be set up used or done upon any part of the said property which shall be noxious noisy or offensive or be any interruption or annoyance to the Company its successors or assigns or to its tenants or the owners or occupiers of any adjoining or contiguous premises to the intent that this covenant shall enure for the benefit of each and every part of the adjacent or neighbouring property belonging to the Company."
- 2 The land is subject to rights of drainage through the sewers and drains thereunder.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		LN 155143	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 2584
Scale: 1/1250		© Crown copyright 1970.	
		Old Reference LN VI 8 E	



This official copy is incomplete without the preceding notes page.