



# Official copy of register of title

Title number NGL791969

Edition date 16.03.2006

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Issued on 02 Jul 2019.

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This title is dealt with by HM 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 (03.11.2000) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 12B Daleham Gardens, (NW3 5DA).

NOTE: As to the part tinted blue on the filed plan only the ground floor flat is included in the title.

- 2 (03.11.2000) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 2 August 1999  
Term : 999 years from 29 September 1998  
Rent : a peppercorn  
Parties : (1) 12 Daleham Gardens (N.W.3) Limited  
(2) Gordon Hector Maclean
- 3 (03.11.2000) 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 (03.11.2000) The lessor'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 (03.11.2000) PROPRIETOR: GORDON HECTOR MACLEAN of 12B Daleham Gardens, London NW3 5DA.

## C: Charges Register

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

- 1 (03.11.2000) A Conveyance of the freehold estate in the land in this title and other land dated 13 November 1884 made between (1) Sir Spencer Maryon Maryon Wilson and (2) Herbert Kelly and Edward Kelly contains covenants details of which are set out in the schedule of restrictive covenants hereto.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 13 November 1884 referred to in the Charges Register:-

"Herbert Kelly and Edward Kelly DO HEREBY COVENANT with the said Sir Spencer Maryon Maryon Wilson as Owner in fee simple of the frontages on each side of the Northern end of Daleham Gardens aforesaid in manner following (that is to say)

1. THE said Herbert Kelly and Edward Kelly shall for ever hereafter maintain on the said piece of land a frontage fence on the West side thereof co-extensive with the land hereby conveyed and such frontage fence shall be within but up to the line shewn on the said Plan between the land hereby conveyed and the adjacent footway of Daleham Gardens and such fences shall be subject both as to material and elevation to the approval of the Surveyor of the said Sir Spencer Maryon Maryon Wilson for the time being before being erected.

2. AND that the messuage or dwellinghouse now built and standing on the said piece of land intended to be hereby conveyed shall while standing thereon be kept facing or having and every messuage or dwellinghouse hereafter to be built on the said piece of land shall face or have and while standing thereon shall be kept facing or having its frontage facing to Daleham Gardens aforesaid and that no buildings of any kind other than boundary walls or such frontage fences or gateways porticoes or bay windows shall be erected or placed nearer to the said footways respectively than the building line which is shewn on the Plan which is Twenty feet from the footway of Daleham Gardens and all buildings to be erected on the said premises except as hereinafter mentioned shall abut upon the said building lines.

3. AND that no dwellinghouse shall be erected on the said premises hereby conveyed of less value than one thousand one hundred pounds for each semi-detached house or of less value than One thousand four hundred pounds if a detached house such value to be taken to be the amount of the net cost of such house in materials and labour of construction only estimated at the lowest current price exclusive of stabling (if any) and of the value of the land.

4. AND that no building other than a messuage or messages being a detached or semi-detached Villa or Villas with brick or stone facings to be used for a private residence and stabling greenhouse and Conservatory shall at any time hereafter be erected on the said piece of land intended to be hereby conveyed and that no stucco shall be employed on the exterior of any building except with the permission of the said Sir Spencer Maryon Maryon Wilson or his Surveyor as aforesaid but this restriction shall not apply to the use of Portland cement of the best quality where stone is not available.

5. AND that no building for the time being erected on the said piece of land shall be used otherwise than for a private residence and no trade or business shall be carried on in any such messuage or on any portion of the said land except the business or profession of a Surgeon or Physician but nothing herein contained shall permit the sale of medicine in any Surgery or Dispensary or the exhibition thereof to any passenger in the Street AND the said Herbert Kelly and Edward Kelly

## Schedule of restrictive covenants continued

shall before commencing the erection or building of any messuage or other building submit plans thereof showing the elevations and block Plan thereof to the Surveyor for the time being of the said Sir Spencer Maryon Maryon Wilson and obtain his approval thereof in writing and shall pay his fee for perusal of plans and inspection of such buildings not exceeding Two pounds two shillings per house.

6. IF the said Herbert Kelly and Edward Kelly shall require to build stabling on any part of the land hereby conveyed the same shall be erected in such a position as not to be nearer the said footway than the building line aforesaid and not more than Twenty five feet high from the level of the ground to the roof plate and the plans and elevations thereof and especially the position of the same shall before the commencement of its erection be subject to approval of the said Surveyor whose fee shall be One pound one shilling and such stabling shall be used for the private purposes of the house to which the same are attached and not for Livery Stables and no trade or business shall be carried on thereon.

7. NO bricks shall be burned on the said premises or anything done thereon which may cause annoyance to the said Sir Spencer Maryon Maryon Wilson or any person claiming under him.

8. THE said Herbert Kelly and Edward Kelly shall according to the extent of Fifty four feet six inches frontage to Daleham Gardens aforesaid contribute rateably to the expense of maintaining and repairing the roads and footways thereof and the Sewers under the same until they are taken to by the Local Authority and also to the expense of all works required by the Local Authority to be executed in respect thereof and the amount of such contribution shall be apportioned (without appeal therefrom) by the Surveyor for the time being of the said Sir Spencer Maryon Maryon Wilson and such contributory sums shall be paid by the said Herbert Kelly and Edward Kelly to the said Sir Spencer Maryon Maryon Wilson on demand and if not paid within fourteen days after demand made they shall from the expiration of the said Fourteen days carry interest at Five pounds per cent per annum until payment."

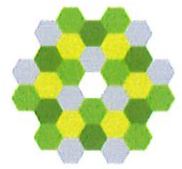
End of register



# HM Land Registry

## Official copy of title plan

Title number **NGL791969**  
Ordnance Survey map reference **TQ2684NE**  
Scale **1:1250**  
Administrative area **Camden**



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