

Title Number : NGL823008


This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 16 FEB 2021 at 15:30:45 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL823008
Address of Property	: Belsize Tavern, 29 Belsize Lane, London (NW3 5AS)
Price Stated	: £1,500,000
Registered Owner(s)	
Lender(s)	: Santander UK PLC

Title number NGL823008

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 16 FEB 2021 at 15:30:45. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

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- 1 (01.11.1976) The Freehold land shown tinted pink and blue on the plan of the above Title filed at the Registry and being Belsize Tavern, 29 Belsize Lane, London (NW3 5AS).
- 2 (01.11.1976) The land has the benefit of a right of way on foot only over Belsize Mews.
- 3 (31.10.2002) The filed plan has been amended to show by blue tinting the cellars and vaults lying beneath the roadway.
- 4 (12.10.2004) The land has the benefit of the rights granted by a Deed of Release and Grant dated 27 September 2004 made between (1) Belsize Mews (Residents) Limited, (2) Raven Property Investments Limited, (3) Barnclub Limited and (4) Alec Shapiro. The Deed also contains a release of rights as therein mentioned.

NOTE: Copy filed under NGL479843.

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 (20.10.2006) PROPRIETOR: EUSTON HOLDINGS LIMITED (incorporated in Bahamas) care of Stepien Lake LLP, 43 Welbeck Street, London W1G 8DX.
- 2 (20.10.2006) The price stated to have been paid on 29 September 2006 was £1,500,000.
- 3 (20.10.2006) A Transfer dated 29 September 2006 made between 1)Santon Property Investments Limited and 2)Euston Holdings Limited contains purchasers personal covenants.
NOTE: Original filed.
- 4 (15.04.2014) 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 12 March 2014 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title dated 29 September 1976 made between (1) The Church Commissioners for England (Commissioners) and (2) Courage

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C: Charges Register continued

Limited (Purchaser):-

"EXCEPT AND RESERVING unto the Commissioners and their successors:-

(a) The free flow of water and soil and other services from and to any adjoining land and premises belonging to the Commissioners through any sewers drains watercourses pipes wires cables and conduit is now existing in or under the said premises or substituted therefor by the Purchaser.

(b) Full and free right and liberty without obtaining the consent of or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said premises to deal in any manner whatsoever with any of the land and premises belonging to the Commissioners adjoining opposite or near to the said premises and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring land and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed for or in respect of the said premises or any buildings for the time being thereon."

- 2 (31.10.2002) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 3 (10.10.2006) By a Deed dated 26 May 2006 made between 1)Santon Property Investments Limited and 2)Belsize Lane Limited the terms of the Lease dated 3 September 2002 of Basement and Ground Floor Premises referred to in the schedule of leases hereto were varied.
- NOTE: Copy Deed filed under NGL814988.*
- 4 (14.12.2007) By a Deed dated 13 December 2007 made between (1) Euston Holdings Limited and (2) Belsize Lane Limited the terms of the lease dated 3 September 2002 of basement and ground floor premises referred to in the schedule of leases hereto were varied.
- NOTE 1: Copy Deed filed under NGL814988.*
- NOTE 2: The proprietors of the registered charges dated 13 September 2006 of the tenants title number NGL814988 and 29 September 2006 of the landlord's title number NGL823008 were not a party to the deed nor was evidence of its consent to the deed produced to the registrar.*
- 5 (15.04.2014) REGISTERED CHARGE dated 12 March 2014.
- 6 (15.04.2014) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Securities & Loans Administration, 6 South Admin, Bridle Road, Bootle, Merseyside L30 4GB.
- 7 (15.04.2014) The proprietor of the Charge dated 12 March 2014 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	01.07.2003	First Floor Apartment	10.04.2003 125 years from 3.9.2002	NGL823012
2	01.07.2003	Second Floor Apartment	10.04.2003 125 years from 3.9.2002	NGL823016
3	20.08.2019	29 Belsize Lane (ground floor and basement)	06.08.2019 20 years beginning on,	BB640

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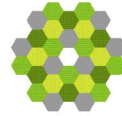
Schedule of notices of leases continued

Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
		and including 6 August 2019 and ending on, and including 5 August 2039	

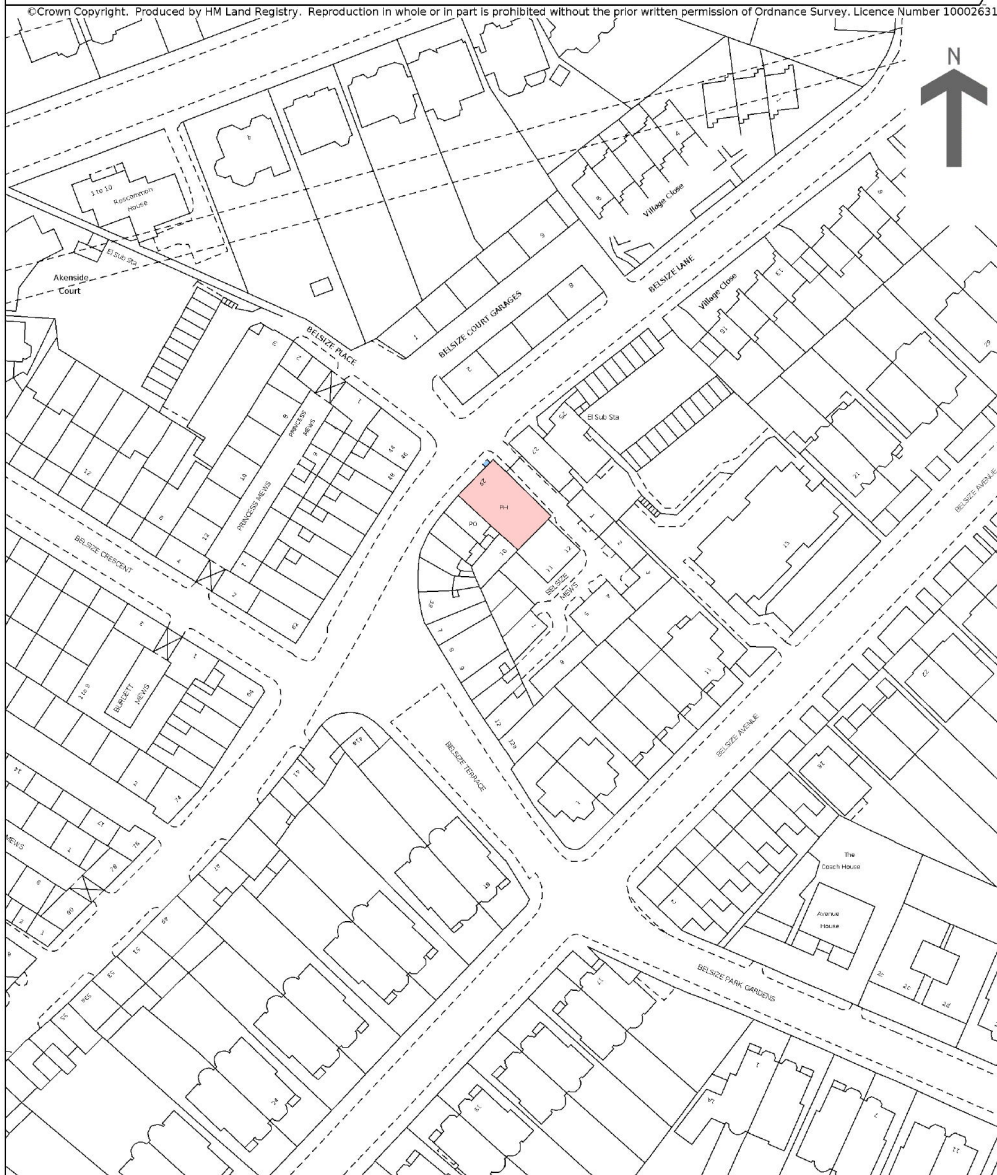
End of register

HM Land Registry
Current title plan

Title number **NGL823008**
Ordnance Survey map reference **TQ2684NE**
Scale **1:1250**
Administrative area **Camden**



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