

Title Number : BB640

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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 16 FEB 2021 at 15:49:21 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	: BB640
Address of Property	: 29 Belsize Lane, London (NW3 5AS)
Price Stated	: Not Available
Registered Owner(s)	
Lender(s)	: None

## Title number BB640

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 15:49:21. 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. 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.

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1 (20.08.2019) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 29 Belsize Lane, London (NW3 5AS).

NOTE: The premises are on the ground floor and includes the basement.

2 (20.08.2019) 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 (20.08.2019) The land has the benefit of a right of way on foot only over Belsize Mews.

4 (20.08.2019) 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.

5 (20.08.2019) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 6 August 2019  
Term : 20 years beginning on, and including 6 August 2019 and ending on, and including 5 August 2039  
Parties : (1) Euston Holdings Limited  
(2) Calici Limited

6 (20.08.2019) The Lease prohibits or restricts alienation.

7 (20.08.2019) 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 (20.08.2019) PROPRIETOR: CALICI LIMITED (Co. Regn. No. 11511780) of First Floor, 314 Regents Park Road, London N3 2LT.

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## C: Charges Register

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

1 (20.08.2019) The land is subject to the following rights reserved by a Conveyance of the freehold estate on the land in this title and other land dated 29 September 1976 made between (1) The Church Commissioners for England (Commissioners) and (2) Courage 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."

End of register