



Official copy of register of title

Title number LN252696

Edition date 14.05.2021

- This official copy shows the entries on the register of title on 14 May 2021 at 16:24:45.
- 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 27 Jul 2021.
- 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 HM Land Registry Croydon Office.

A: Property Register

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

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- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 19 Gladys Road, London (NW6 2PU).
- 2 The mines and minerals are excepted.

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 (14.05.2021) PROPRIETOR: SAMANTHA DUMONT of 19 Gladys Road, London NW6 2PU.
- 2 (23.06.2008) The price stated to have been paid on 23 May 2008 for the land in this title and in NGL433155 was £725,000.
- 3 (14.05.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.

C: Charges Register

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

- 1 The land is subject to the provisions of section 48 of the Copyhold Act, 1852.
- 2 A Deed dated 12 October 1883 made between (1) The London Permanent Benefit Building Society (2) The Kilburn House Land and Investment Company Limited and (3) Charles Tanner and William Hodges (Purchasers) contains restrictive stipulations details of which are set out in the schedule of restrictive covenants hereto.
NOTE: No copy of the covenant to observe the said restrictive stipulations was supplied on first registration.

C: Charges Register continued

- 3 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.

Schedule of restrictive covenants

- 1 The following are details of the restrictions contained in the Deed dated 12 October 1883 referred to in the Charges Register:-
1. Every messuage or tenement to be erected and built and completed in conformity with the plans and specifications prepared and signed by the surveyor to the Society and approved of and signed by the Purchasers.
 2. No bricks to be made or brick earth burnt.
 3. No public-house shop or factory or anything except private dwellinghouses to be built or used on the land hereby conveyed.
 4. Building Lines. The front and flank building lines are to be at the distance from the Gladys Road of 15 feet and except for ordinary architectural dressings porticoes and bay windows no erection or building or portion thereof is to project beyond upon or overhang the space between the building line and the road boundary.
 5. Fences. The Purchaser is to make when and where required and afterwards to maintain proper brick fence walls with piers to the satisfaction of the Society's surveyor those between building line and road boundary not more than 5 feet high those behind building lines not less than 5" nor more than 6" feet high. If the Purchasers should make default in erecting any such walls as aforesaid within 30 days or in repairing the same within 10 days after notice requiring them so to do should have been given to them or left for them at their residence or on their land or any part thereof by an adjoining lessee or Purchaser or by the Society then such adjoining lessee or Purchaser or the Society should be at liberty forthwith to erect or repair any such walls or to erect and keep in repair a temporary fence and the Purchasers making any such default shall on demand repay to such adjoining lessee or Purchaser or the Society all moneys expended by the former or latter for the purposes aforesaid and all proper expenses relating thereto but this stipulation is not further than is hereinbefore expressed to prejudice the rights of Purchasers as to adjoining owners nor to give to adjoining owners any rights over the Purchasers other than such as they are at law entitled to.
 6. Roads and Sewers. The Society having already formed at their own costs the roads and road drainage in relation to the land the Purchasers are to complete said roadways and footpaths with necessary gravel or other metalling kerbs channels &c and until the public authorities shall take upon themselves the repairs thereof the Purchasers are to pay to the Society their proportion of any repairs and the expenses connected therewith which may be performed or incurred by the Society such proportion to be adjusted by the Society's surveyor with reference to the lettings or prices of the lots or portions of land liable to such repairs and expenses. The drainage of the land is to be constructed by the Purchaser to the satisfaction of the Society's surveyor the parochial or other authorities.
 7. Other Roads or Ways. No portion of the land is to be made into or used as a road or way save as a way to any of the messuages studios or stables be built as aforesaid.
 8. Temporary Erections. No temporary building of any kind is to be erected on any portion of the land hereby conveyed except sheds or workshops to be used only for the works incidental to the erection of the houses or other structure to be erected thereon.
 9. Nuisances. On no portion of the land shall any manufacture be carried on or a nuisance created.
 10. Building Value. The house built on the land to be each of the minimum cost exclusive of stabling (if any) of £550. On no portion until a house built shall any domestic or stable office or other

Schedule of restrictive covenants continued

inferior permanent building be erected.

11. Party-Walls. No side wall is to be built as a party-wall that is to say having the moiety of its thickness on any adjoining land not hereby sold without the consent in writing of the owner or owners and occupier or occupiers of such adjoining portion.

12. Value. In calculating the value of the houses it shall be taken to be the amount of the net first cost in labour and materials alone exclusive of extraordinary decoration and to be estimated by the Society's surveyor having regard to current prices.

13. Water Closets and Privies. On no portion of the land shall any water closet or privy be either erected detached or protecting from any other building except as shown on the approved plans.

14. Local Acts and Bye-Laws. These stipulations are subject to the rules bye-laws and regulations of local public authorities.

15. Gravel &c. Upon no portion of the land shall any person excavate for sale any gravel or other materials of any kind whatsoever.

16. The Society reserves the right to carry through any part of the property hereby conveyed any sewer drain water or gas pipe making in relation to the above compensation or allowance for any substantial damage caused thereby.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	17.03.1983 1 (part of); 2 and 3	Ground and First Floor Maisonette; Garden Ground	18.08.1982 99 years from 18.8.1982	NGL433155
2	17.03.1983 1 (part of); 4 and 5	Basement flat; Garden Ground	09.09.1982 99 years from 9.9.1982	NGL438812

End of register