



Official copy of register of title

Title number NGL438812

Edition date 25.05.2021

- This official copy shows the entries on the register of title on 06 Aug 2021 at 09:55:00.
- 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 06 Aug 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. 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 (15.11.1982) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Basement Flat, 19 Gladys Road, London (NW6 2PU).

NOTE: As to the part tinted blue on the filed plan only the basement flat is included in the title.
- 2 The mines and minerals are excepted.
- 3 (15.11.1982) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 9 September 1982
Term : 99 years from 9 September 1982
Rent : £35 rising to £105
Parties : (1) Roman Lis
(2) Michael Christopher Brown
- 4 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.
- 5 (25.02.2005) The landlord's title is registered.
- 6 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

- 1 (25.05.2021) PROPRIETOR: SAMANTHA DUMONT and CHRISTOPHER DUMONT of 19 Gladys Road, London NW6 2PU.
- 2 (25.05.2021) The price stated to have been paid on 21 May 2021 was £350,000.
- 3 (25.05.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the conveyancer is satisfied that the person who executed the document submitted for registration as disponor is the same person as the proprietor.

C: Charges Register

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

- 1 The freehold estate in the land in this title is subject to the provisions of Section 48 of the Copyhold Act 1852.
- 2 A Deed affecting the freehold estate in the land in this title and other land 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 or of the plan to the Deed was supplied on first registration.

Schedule of restrictive covenants

- 1 The following are details of the Restrictive Stipulations contained in the Deed dated 12 October 1883 referred to in the Charges Register:-
 1. Every messuage or tenement to be erected 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 dwelling houses 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 overhand 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 shall 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 shall have been given to them or left for them at their residence or on their land or any part thereof by any adjoining Lessee or Purchaser or by the Society then such adjoining Lessee or Purchaser or the Society shall 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 money expended by the former or latter for the purposes aforesaid and all proper expenses relating thereto but this stipulation is not further than is hereinfore expressed to prejudice the right of the Purchaser 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

Schedule of restrictive covenants continued

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 curbs channels &c and until the Public Authorities shall take upon themselves the repair 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 will 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 Purchasers to the satisfaction of the Society's Surveyor with proper connections to main sewers 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 to 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.

End of register