

Title Number : NGL892391

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 7 MAR 2022 at 23:19:11 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	: NGL892391
Address of Property	: Upper Ground And Lower Ground Floors, 20 Camden High Street, London (NW1 0JH)
Price Stated	: £1,000
Registered Owner(s)	: LEON ZADEH of 20 Camden High Street, London NW1 0JH.
Lender(s)	: None

Title number NGL892391

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 7 MAR 2022 at 23:19:11. 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.

CAMDEN

- 1 (18.01.2008) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Upper Ground And Lower Ground Floors, 20 Camden High Street, London (NW1 0JH).

NOTE 1: As to the part tinted blue on the title plan only the Lower Ground and Upper Ground Floors are included in the title.

NOTE 2: As to the part tinted pink on the title plan only the Lower Ground Floor is included in the title.

NOTE 3: As to the part tinted yellow on the title plan only the Upper Ground Floor is included in the title.
- 2 (18.01.2008) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 31 October 2007
Term : 15 years from 1/11/2007
Parties : (1) Anfil Limited
(2) Abdelhalim Lahna
- 3 (18.01.2008) 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 (18.01.2008) 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.
- 5 (18.01.2008) 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 (14.12.2012) PROPRIETOR: LEON ZADEH of 20 Camden High Street, London NW1 0JH.
- 2 (13.06.2011) The price stated to have been paid on 6 June 2011 was £1,000.
- 3 (13.06.2011) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the

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B: Proprietorship Register continued

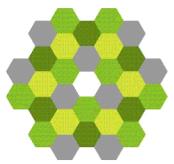
court.

- 4 (13.06.2011) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to a former proprietor is modified.

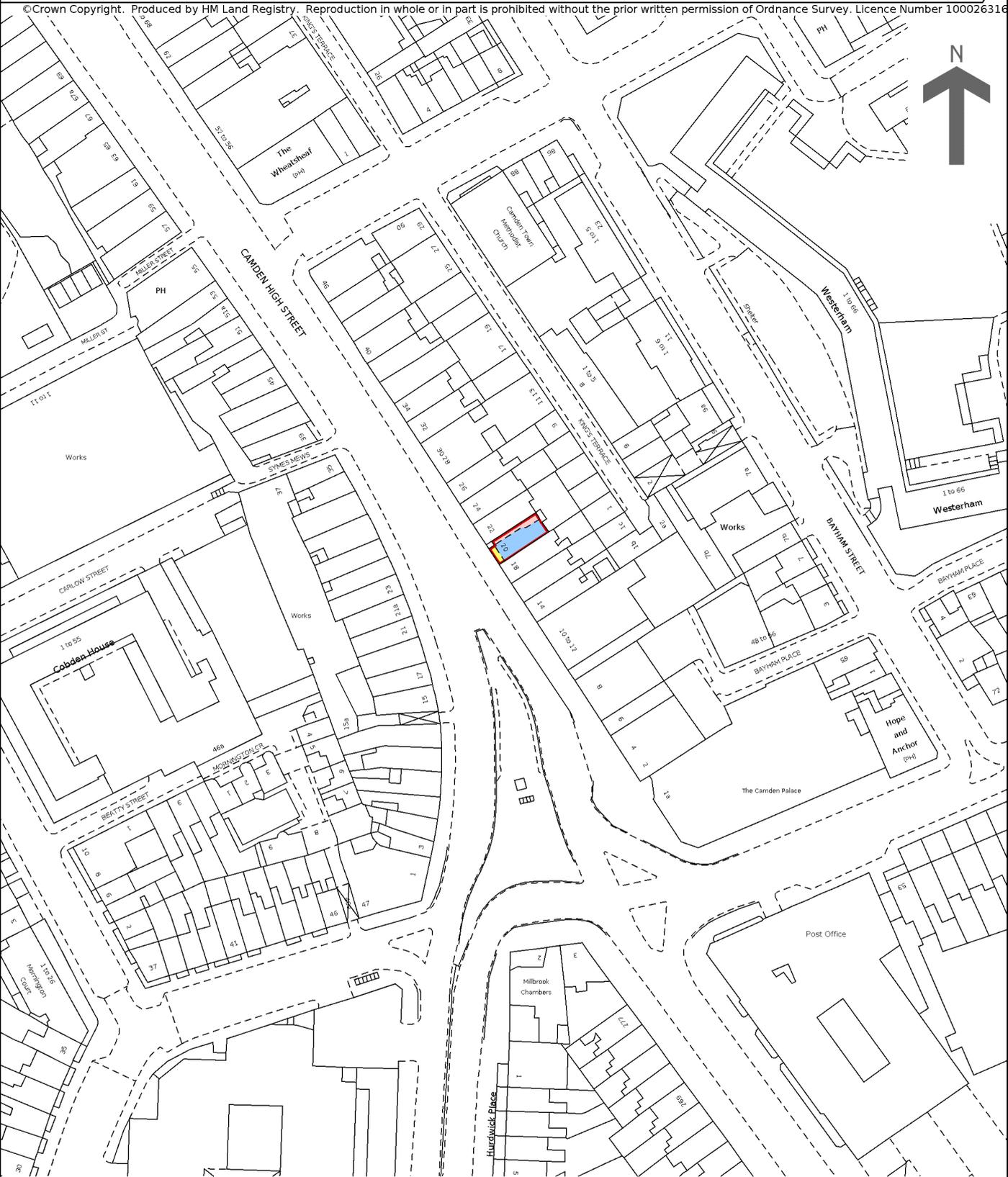
End of register

HM Land Registry Current title plan

Title number **NGL892391**
Ordnance Survey map reference **TQ2983SW**
Scale **1:1250**
Administrative area **Camden**



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This is a copy of the title plan on 7 MAR 2022 at 23:19:12. 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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