



## Title register for:

**88a Albert Street, London, NW1 7NR (Leasehold)**

**Title number: NGL920929**

Accessed on 28 August 2022 at 11:06:51

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



**This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

## Register summary

<b>Title number</b>	NGL920929
<b>Registered owners</b>	Guy Jan Griffiths 88a Albert Street, London NW1 7NR Michelle Griffiths 88a Albert Street, London NW1 7NR
<b>Last sold for</b>	£1,285,000 on 30 March 2015

## A: Property Register

This register describes the land and estates comprised in this title.

<b>Entry number</b>	<b>Entry date</b>	
1	2011-09-12	CAMDEN

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The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 88a Albert Street, London (NW1 7NR).

NOTE 1: As to the part tinted blue on the title plan only the ground floor is included in the title.

NOTE 2: As to the part tinted pink on the title plan only the ground, first, second floors, roof space, roof and airspace above the the roof is included in the title.

NOTE 3: As to the part tinted yellow on the title plan only the first, second floors, roof space, roof and airspace above the roof is included in the title.

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2	2011-09-12	<p>Short particulars of the lease(s) (or under-lease(s)) under which the land is held:</p> <p>Date : 5 July 2011</p> <p>Term : 999 years from 28 November 2003</p> <p>Parties : (1) Trevor Reginald Bowen and Sean Patrick Corbett (2) Cambridge Building Society</p> <p>NOTE 1: The lease is effected by a Deed of Variation increasing the extent of the land demised by a lease dated 28 November 2003 made between (1) Trevor Reginald Bowen and (2) Edward Llewhelin Lewis and thus operating as the surrender of this original lease and the grant of a new lease on the same terms subject to any provision to the contrary in the Deed of Variation dated 5 July 2011.</p> <p>NOTE 2: A copy of the original lease is filed under NGL829035.</p>
3	2011-09-12	The Lease prohibits or restricts alienation.
4	2011-09-12	The title includes any legal easements granted by

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the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.

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5                      2011-09-12              The landlord's title is registered.

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6                      2015-04-14              By a Deed dated 30 March 2015 made between (1) Trevor Reginald Bowen and Sara Lean and (2) Harry Thomas Kay the terms of the registered lease were varied.

NOTE 1: The proprietor of the registered charge dated 30 March 2015 of the tenants title was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 2: The proprietor of the registered charge dated 23 October 2006 of the landlords title number NGL18220 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 3:-Copy Deed filed.

## **B: Proprietorship Register**

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

**Class of Title:** Title absolute

<b>Entry number</b>	<b>Entry date</b>	
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1	2015-04-13	PROPRIETOR: GUY JAN GRIFFITHS and MICHELLE GRIFFITHS of 88a Albert Street, London NW1 7NR.
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2	2015-04-13	The price stated to have been paid on 30 March 2015 was £1,285,000.
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3	2015-04-13	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
4	2015-04-13	RESTRICTION: No disposition of the registered estate (other than a charge) 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 30 March 2015 in favour of Clydesdale Bank PLC referred to in the Charges Register.

### **C: Charges Register**

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

**Class of Title:** Title absolute

<b>Entry number</b>	<b>Entry date</b>	
1	2015-04-13	REGISTERED CHARGE dated 30 March 2015.
2	2019-11-01	Proprietor: CLYDESDALE BANK PLC (Scot. Co. Regn. No. SC001111) of Jubilee House, Gosforth, Newcastle Upon Tyne NE3 4PL and of DX 60350 Gosforth 2, trading as Virgin Money.