

Title Number : TGL367020

This title is dealt with by Land Registry, Telford 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 10 SEP 2015 at 16:32:03 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TGL367020
Address of Property	: Land at Edmund Street, London (SE5 7NP)
Price Stated	: £11,631,960
Registered Owner(s)	: NOTTING HILL HOME OWNERSHIP LIMITED (Co. Regn. No. IP23066R) of Bruce Kenrick House, 2 Killick Street, London N1 9FL.
Lender(s)	: None

Title number TGL367020

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 SEP 2015 at 16:32:03. This copy does not take account of any application made after that time even if still pending in the 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.

SOUTHWARK

- 1 (21.08.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Edmund Street, London (SE5 7NP).
- 2 (21.08.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 13 July 2012
Term : 250 years from 13 July 2012
Parties : (1) The Mayor and Burgesses of the London Borough of Southwark
(2) Notting Hill Home Ownership Limited
- 3 (21.08.2012) The Lease prohibits or restricts alienation.
- 4 (21.08.2012) 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 (21.08.2012) 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 (21.08.2012) PROPRIETOR: NOTTING HILL HOME OWNERSHIP LIMITED (Co. Regn. No. IP23066R) of Bruce Kenrick House, 2 Killick Street, London N1 9FL.
- 2 (21.08.2012) The price, other than rents, stated to have been paid on the grant of the lease was £11,631,960.
- 3 (21.08.2012) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or the proprietor of any registered charge is to be registered without a certificate signed by the London Borough of Southwark of 160 Tooley Street, London SE1 2QH or its solicitor or Lewis Silkin Solicitors of 5, Chancery Lane, Cliffords Inn, London EC4A 1BL that the provisions of paragraph 2.2 of Schedule 1 of an Agreement dated 7 April 2011 made between the parties to the Lease dated 13 July 2012 have been complied with or that the disposition is an exempt disposal as defined by the Agreement.
- 4 (02.06.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be completed by registration without a certificate by the registered proprietor signed by their secretary or by two trustees if a charitable trust or by their conveyancer that the provisions of section 172 of the Housing and

B: Proprietorship Register continued

Regeneration Act 2008 have been complied with or that they do not apply to the disposition.

C: Charges Register

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

1 (02.09.2013) 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.

2 (22.11.2013) The parts of the land thereby affected are subject to the rights granted by a Lease of a transformer chamber dated 18 November 2013 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under TGL388609.

3 (18.06.2014) ENTRY CANCELLED on 22 August 2014.

4 (18.06.2014) ENTRY CANCELLED on 22 August 2014.

5 (18.06.2014) UNILATERAL NOTICE affecting Terrace 6, Edmund Street shown edged and numbered 5 in blue on the title plan in respect of an Agreement for Lease dated 14 May 2014 made between (1) Notting Hill Home Ownership and (2) Notting Hill Housing Trust.

NOTE: Copy filed.

6 (18.06.2014) BENEFICIARY: Notting Hill Housing Trust (Industrial and Provident Society No. IP23066R) of Bruce Kenrick House, 2 Killick Street, London, N1 9FL.

7 (18.06.2014) UNILATERAL NOTICE affecting Terrace 7, Edmund Street shown edged and numbered 6 in blue on the title plan in respect of an Agreement for Lease dated 14 May 2014 made between (1) Notting Hill Home Ownership and (2) Notting Hill Housing Trust.

NOTE: Copy filed.

8 (18.06.2014) BENEFICIARY: Notting Hill Housing Trust (Industrial and Provident Society No. IP23066R) of Bruce Kenrick House, 2 Killick Street, London, N1 9FL.

9 (18.06.2014) UNILATERAL NOTICE affecting Block 10, Terrace 8, Edmund Street shown edged and numbered 7 in blue on the title plan in respect of an Agreement for Lease dated 14 May 2014 made between (1) Notting Hill Home Ownership and (2) Notting Hill Housing Trust.

NOTE: Copy filed.

10 (18.06.2014) BENEFICIARY: Notting Hill Housing Trust (Industrial and Provident Society No. IP23066R) of Bruce Kenrick House, 2 Killick Street, London, N1 9FL.

11 (21.07.2014) The parts of the land thereby affected are subject to the rights granted by a Lease of a substation site dated 11 July 2014 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under TGL403819.

12 (26.01.2015) UNILATERAL NOTICE in respect of a Deed of Variation to an Agreement made under Section 106 of the Town and Country Planning Act 1990 dated 15 January 2015 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Notting Hill Home Ownership Limited.

13 (26.01.2015) BENEFICIARY: The Mayor and Burgesses of the London Borough of Southwark of 160 Tooley Street, London SE1 2TZ.

C: Charges Register continued

14 (12.03.2015) UNILATERAL NOTICE affecting Flat 18 Sunset Buildings, 76 Edmund Street in respect of an Agreement for Lease dated 13 January 2015 made between (1) Notting Hill Home Ownership Limited and (2) Robert Dunstan Smith and Maeliss Preux.

NOTE: Copy filed.

15 (12.03.2015) BENEFICIARY: Robert Dunstan Smith and Maeliss Preux of 24C Vicarage Grove, London SE5 7LW.

Schedule of notices of leases

1	02.09.2013 Edged and numbered 1 and 2 in blue	Land at Edmund Street	25.07.2013 From and including 25/07/2013 and ending on and including 10/07/2262	TGL384357
2	22.11.2013 Edged and numbered 3 in blue NOTE: See entry in the Charges Register relating to the landlord's restrictive covenants and rights granted by this lease.	Transformer Chamber (Ground floor)	18.11.2013 99 years from 18/11/2013	TGL388609
3	18.06.2014 Edged and numbered 8 in blue	Block 7 and Terraces 3, 4 and 5 Edmund Street	14.05.2014 Beginning on and including 14/05/2014 and ending on and including 10/07/2262	TGL401538
4	21.07.2014 edged and numbered 9 in blue (part of) NOTE: See entry in the Charges Register relating to the landlord's restrictive covenants and rights granted by this lease.	Electricity substation, Edmund Street	11.07.2014 99 years from and including 11/07/2014	TGL403819
5	22.08.2014 Edged and numbered 4 in blue	Unit 8.0.3 Edmund Street	18.08.2014 From and including 18/8/2014 to and including 10/7/2262	TGL406022
6	15.09.2014 Edged and numbered 7 in blue	Block 10 and Terrace 8, Edmund Street	18.08.2014 From and including 18/08/2014 to and including 10/07/2262	TGL407694
7	15.10.2014 Edged and numbered 6 in blue	Terrace 7, Edmund Street	18.09.2014 From and including 18/09/2014 to and including 10/07/2262	TGL409825
8	19.05.2015 Edged and numbered 5 in blue	Terrace 6, Edmund Street	27.04.2015 From and including 27/04/2015 to and including 10/07/2262	TGL423378
9	02.06.2015 Edged and numbered 10 in	19 Sunset Buildings (third floor flat)	22.05.2015 99 years from and including	TGL424032

Schedule of notices of leases continued

	blue (part of)		01/10/2014	
10	04.06.2015 Edged and numbered 10 in blue (part of)	13 Sunset Buildings (second floor flat)	22.05.2015 99 years from and including 01/10/2014	TGL424231
11	04.06.2015 Edged and numbered 10 in blue (part of)	23 Sunset Buildings (fourth floor flat)	22.05.2015 99 years from and including 01/10/2014	TGL424238
12	04.06.2015 Edged and numbered 11 in blue (part of)	17 Sunset Buildings (third floor flat)	22.05.2015 99 years from and including 01/10/2014	TGL424244
13	05.06.2015 Edged and numbered 11 in blue (part of)	22 Sunset Buildings (fourth floor flat)	22.05.2015 99 years from and including 01/10/2014	TGL424302
14	05.06.2015 Edged and numbered 12 in blue (part of)	15 Sunset Buildings (second floor flat)	02.05.2015 99 years from and including 01/10/2014	TGL424365
15	08.06.2015 Edged and numbered 15 and 9 and 3 in blue (part of)	4 Sunset Buildings (first floor flat)	02.06.2015 99 years from and including 01/10/2014	TGL424397
16	08.06.2015 Edged and numbered 10 in blue (part of)	1 Sunset Buildings (ground floor flat)	26.05.2015 99 years from and including 01/10/2014	TGL424447
17	08.06.2015 Edged and numbered 13 in blue (part of)	6 Sunset Buildings (first floor flat)	26.05.2015 99 years from and including 01/10/2014	TGL424469
18	08.06.2015 Edged and numbered 11 in blue (part of)	11 Sunset Buildings (second floor flat)	26.05.2015 99 years from and including 01/10/2014	TGL424473
19	10.06.2015 Edged and numbered 10 in blue (part of)	7 Sunset Buildings (first floor flat)	27.05.2015 99 years from and including 01/10/2014	TGL424611
20	12.06.2015 Edged and numbered 14 in blue (part of)	24 Sunset Buildings (fourth floor flat)	28.05.2015 99 years from and including 01/10/2014	TGL424834
21	12.06.2015 Edged and numbered 12 in blue (part of)	3 Sunset Buildings (first floor flat)	29.05.2015 99 years from and including 01/10/2014	TGL424866
22	17.06.2015 Edged and numbered 14 in blue (part of)	14 Sunset Buildings (second floor flat)	02.06.2015 99 years from and including 01/10/2014	TGL425039
23	19.06.2015 Edged and numbered 13 in blue (part of)	12 Sunset Buildings (second floor flat)	04.06.2015 99 years from and including 01/10/2014	TGL425219
24	26.06.2015 Edged and	20 Sunset Buildings (third floor flat)	28.05.2015 99 years from	TGL425627

Schedule of notices of leases continued

	numbered 14 in blue (part of)		and including 01/10/2014	
25	29.06.2015 Edged and numbered 13 in blue (part of)	18 Sunset Buildings (third floor flat)	27.05.2015 99 years from and including 01/10/2014	TGL425728
26	01.07.2015 Edged and numbered 12 in blue (part of)	9 Sunset Buildings (first floor flat)	05.06.2015 99 years from and including 01/10/2014	TGL425858
27	22.07.2015 Edged and numbered 14 in blue (part of)	8 Sunset Buildings (first floor flat)	23.06.2015 99 years from and including 01/10/2014	TGL427302
28	22.07.2015 Edged and numbered 11 in blue (part of)	5 Sunset Buildings (first floor flat)	12.06.2015 99 years from and including 01/10/2014	TGL427303
29	13.08.2015 Edged and numbered 16 in blue (part of)	3 Kitaj Court (first floor flat)	12.08.2015 99 years from and including 01/08/2015	TGL428777
30	02.09.2015 Edged and numbered 16 in blue (part of)	4 Kitaj Court (first floor flat)	07.08.2015 99 years from and including 01/08/2015	TGL429830

End of register