

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting in the register on **26 March 2002** at **12:39:41**. This date must be quoted as the 'search from date' in any official search application based on this copy.

Under s.113 of the Land Registration Act 1925, this copy is admissible in evidence to the same extent as the original.

Issued on 26 March 2002.

This title is dealt with by the Birkenhead (Rosebrae) District Land Registry.

HM Land Registry

Title Number : **NGL421710**

Edition Date : **21 February 2002**

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.

KENSINGTON AND CHELSEA

1. (6 May 1982) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being **35 Jefferson House, 11 Basil Street, Chelsea, (SW3 1AX)**.

NOTE:-Only the fourth floor flat is included in the title.

2. Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

DATE : 14 April 1982
TERM : from 29 September 1979 to 1 September 2052
RENT : £200 rising to £800 subject to review and additional rent
PARTIES : 1.Banwick Investments Limited
2.Aegean Dawn Incorporated

3. 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. The lessor'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. (29 September 2000) **PROPRIETOR:** ANDREW DAVID LADSKY of 34 Jefferson House, 11 Basil Street, Chelsea, London SW3 1AX.
 2. (29 September 2000) The price stated to have been paid on 4 September 2000 was £345,000.
 3. (29 September 2000) 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. (29 September 2000) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.
 5. (20 February 2002) **RESTRICTION:** Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 6 February 2002 in favour of Governor And Company Of The Bank Of Scotland referred to in the Charges Register.
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C: Charges Register

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

1. A Conveyance of the freehold estate in the land tinted blue on the filed plan dated 16 June 1903 made between (1) The Belgravia Estate Limited (2) Alfred Thomas Hailey and John Joseph Deadman and (3) The Honourable Ralph Pelham Nevill (Purchaser) contains the following covenants:-

And the Purchaser with intent to bind all persons in whom the said piece of land shall for the time being be vested but so as not to be personally liable under this covenant after he has parted with the same hereby covenants with the Company their successors and assigns that he the purchaser his heirs and assigns will henceforth observe and perform the stipulations contained in the first part of the Schedule hereto affecting the said land.

THE SCHEDULE above referred to

1. Not at any time to erect or permit to be erected on the said land any building or buildings exceeding 65 feet in height.
 2. Not to use or permit to be used on the said premises or any part thereof any machinery or engine of a noisy or noisome character And not to do or suffer to be done upon the said premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining property or the neighbourhood.
 3. Not to use or permit any part of the said premises to be used for any business or trade of any description but for the purposes of a private residence or residential flats only.
2. A Conveyance affecting the freehold estate in the land tinted pink on the filed plan dated 14 May 1905 made between (1) Belgravia Estate Limited

C: Charges Register continued

(2) Alfred Thomas Hailey, John Joseph Deadman and (3) Alfred Thomas Hailey contains stipulations of which the following is a copy:-

- "1. NOT at any time to erect or permit to be erected on the said land any building or buildings exceeding 65 feet in height.
2. NOT to use or permit to be used on the said premises or any part thereof any machinery or engine of a noisy or noisome character and not to do or suffer to be done upon the said premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining property or the neighbourhood.
3. NOT to use or permit any part of the said premises to be used for any business or trade of any description but for the purposes of a private residence or residence or residential flats only."
3. (20 February 2002) **REGISTERED CHARGE** dated 6 February 2002 to secure the moneys including the further advances therein mentioned.
4. (20 February 2002) **PROPRIETOR**: GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND of Bank of Scotland Mortgages, Ettrick House, 37 South Gyle Crescent, Edinburgh.

END OF REGISTER

NOTE: A date at the beginning of an entry is the date on which the entry was made in the Register.

