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# Official copy of register of title

Title number NGL952534

Edition date 05.11.2018

- This official copy shows the entries on the register of title on 17 JUN 2020 at 17:14:06.
- 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 17 Jun 2020.
- 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 (14.07.2015) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 211a Fordwych Road, London (NW2 3NH).

NOTE: The Maisonette is on the first floor together with the roof space thereover.

- 2 (14.07.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 4 June 2015  
 Term : 125 years from 24 December 1992  
 Parties : (1) Alan Andrew Norman  
 (2) Leon Angel and Richard Joseph Angel

NOTE 1: The original lease dated 24 December 1992 referred to in the above lease was formerly registered under NGL703736.

NOTE 2: A copy of the original lease is filed under NGL703736.

- 3 (14.07.2015) The Lease prohibits or restricts alienation.
- 4 (14.07.2015) 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 (14.07.2015) The landlord's title is registered.
- 6 (17.07.2017) A Licence dated 4 June 2015 made between (1) Alan Andrew Norman and (2) Leon Angel and Richard Joseph Angel is supplemental to the lease dated 24 December 1992 referred to above.

NOTE:- Copy filed under NGL703736.

Title number NGL952534

## 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 (14.07.2015) PROPRIETOR: LEON ANGEL and RICHARD JOSEPH ANGEL of 10 Reenglass Road, Stanmore HA7 4NT.
- 2 (16.09.2016) RESTRICTION: No disposition of the registered estate 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 25 August 2016 in favour of HSBC UK Bank PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 (14.07.2015) A Conveyance of the freehold estate in the land in this title and other land dated 28 May 1926 made between (1) Percy Horace Gordon Powell-Cotton (2) Gerald McLeod Powell-Cotton and others and (3) James Taylor Slack contains the following covenants:-  
  
"FOR the benefit of the Vendor's estate at Kilburn in the parish of St. John Hampstead, and so as to bind the property hereby conveyed the Purchaser hereby covenants with the Vendor that he the Purchaser and the persons deriving title under him will not use or permit the property hereby conveyed to be used or occupied for any purpose other than as a private residence nor to do or permit to be done anything on the said property which may interfere with or prejudice affect or damage any existing rights of way light or other easement at present enjoyed by the vendor in respect of or appertaining to any contiguous adjoining or adjacent property."
- 2 (16.09.2016) REGISTERED CHARGE dated 25 August 2016.
- 3 (05.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Mortgage Service Centre, P.O. Box 6308, Coventry CV3 9LB.

End of register