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Official copy of register of title

Title number NGL678304

Edition date 06.04.2018

- This official copy shows the entries on the register of title on 28 JUL 2020 at 14:35:36.
- 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 28 Jul 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, Birkenhead 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.

HAMMERSMITH AND FULHAM

- 1 (12.02.1991) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 69 Phipps House, White City Estate, London (W12 7QE).

NOTE: Only the second floor flat is included in the title.

- 2 (12.02.1991) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 7 January 1991
 Term : 125 years from 24 June 1982
 Parties : (1) The Mayor and Burgesses of The London Borough of Hammersmith and Fulham
 (2) Anne Kabega
- 3 (12.02.1991) The above mentioned Lease is made pursuant to Part V of the Housing Act, 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 4 (12.02.1991) The landlord's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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

B: Proprietorship Register continued

- 1 (12.02.1991) PROPRIETOR: ANNE KABEGA of 174 Hicks Avenue, Greenford, Middlesex UB6 8HD.
- 2 (05.03.2008) 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 28 February 2008 in favour of Barclays Bank UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (12.02.1991) A Conveyance of the freehold estate in the land in this title and other land dated 11 May 1922 made between (1) The Ecclesiastical Commissioners for England (Commissioners) and (2) Land Development Limited (Purchasers) contains covenants details of which are set out in the Schedule hereto.

By two Deeds dated 4 June 1931 and 30 June 1934 respectively and both made between (1) The Ecclesiastical Commissioners For England (Commissioners) and (2) Land Development Limited (Company) the said covenants were expressed to be varied. Details of the terms of the variation are set out in the Schedule hereto
- 2 (05.03.2008) REGISTERED CHARGE dated 28 February 2008.
- 3 (06.04.2018) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 290, Meridian House, Dartford DA1 9DE.
- 4 (18.09.2009) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance, dated 11 May 1922 referred to in the Charges Register.

"The Purchasers for themselves their successors and assigns do thereby covenant with the Commissioners their successors and assigns
.....(5) that no buildings other than private houses shall be erected within four hundred feet of the Western and Northern boundaries of the hereditaments hereby conveyed but this covenant shall not preclude the erection by the Purchasers of temporary buildings and structures as defined by the London Building Act 1894 (6) That no buildings shall be erected on the land verged blue and hatched green on the said plan except of a character and style and in accordance with plans to be approved by the Commissioners Surveyors whose fees for examining the same shall be paid by the Purchasers and no such buildings shall be used for any purpose other than such as shall be approved by the Commissioners(9) that the Commissioners their successors or assigns shall at liberty to deal as they may think fit with any land adjoining opposite or near to the hereditaments hereby conveyed and may erect thereon any buildings without obtaining any consent from or paying any compensation to the Purchasers or other the owners or occupiers for the time being of the hereditaments hereby conveyed whether the light and air of any buildings erected or which may hereafter be erected by the Purchasers their successors or assigns on the said hereditaments hereby conveyed shall nor shall not be affected thereby."

NOTE: The land in this title does not fall within 400 feet of the boundaries referred to. The land in this title does not form part of the land verged blue or part of the land hatched green.

- 2 The following are details of the variation contained in the Deed dated 4 June 1931 referred to in the Charges Register.

"THIS DEED IS WITNESSETH as follows:-

1. It is hereby agreed granted and declared by and between the

Schedule of restrictive covenants continued

Commissioners (subject to the rights of all other bodies and persons) and the Company that as from the date of these presents the Conveyance shall be read and construed and shall operate and enure as if the said covenant numbered 5 had not been inserted therein and as if in place thereof there had been inserted in the Conveyance the following covenants by the Company.

2. THE Company to the intent that the covenants hereinafter contained shall bind that portion of the land comprised in the Conveyance which lies within 200 feet of the Western and Northern boundaries into whosoever hands the same may come for the benefit of the adjoining and neighbouring lands belonging to the Commissioners hereby for itself and its successors in title covenants with the Commissioners in manner following namely

(a) That no building other than private houses or flats shall be erected within 200 feet of the western and northern boundaries of the property comprised in the Conveyance PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that this covenant shall not preclude the erection of shops fronting the Road on the northern boundary of the said property nor the erection of temporary buildings and structures as defined by the London Building Act 1894 PROVIDED FURTHER AND IT IS HEREBY DECLARED that nothing herein contained shall be deemed to be a consent by the Commissioners to the maintenance of the existing brick structures standing within a distance of 200 feet from the northern boundary of the property comprised in the conveyance.

(b) That the said shops if erected shall not nor shall any or either of them be converted or used nor permitted to be converted or used as or for a Public House Hotel Inn Tavern or Beershop or for the sale of wine beer or spirits and that no noisy noisome or offensive trade art manufacture or business shall be carried on or permitted to be carried on therein."

NOTE: The land in this title does not fall within 200 feet of the boundaries referred to.

3 The following are details of the terms of the variation contained in the Deed dated 30 June 1934 referred to in the Charges Register:-

"THIS DEED WITNESSETH and IT IS HEREBY AGREED AND DECLARED by and between the Commissioners (subject to the rights of all other bodies and persons) and the Company as follows:-

1. THAT as from the date of these presents the Conveyance shall be read and construed and shall operate and enure as if the said covenant Nod 5 had not been inserted therein and the said Deed of the 4th day of June 1931 shall be read and construed and operate as if the covenant contained therein had not been inserted therein to the intent that the hereditaments and premises comprised in the Conveyance (other than such portion thereof as is comprised in the said Transfer, of the 22nd day of May 1933) shall henceforth cease to be subject to such covenants and restrictions.

2. NOTHING herein contained shall vary anything contained in the Conveyance except to the extent hereinbefore mentioned.

NOTE: The Transfer of the 22nd May 1933 comprised none of the land in this title.

Schedule of notices of leases

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---|---------------------------------|----------------------------------|---|----------------|
| 1 | 18.09.2009 registered | 69 Phipps House (2nd floor flat) | 02.09.2009 3 years and 1 day from 2.9.2009 | not |

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Schedule of notices of leases continued

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---|---------------------------------|----------------------------------|--|----------------|
| 2 | 07.08.2014 | 69 Phipps House (2nd floor flat) | 21.07.2014 3 years and 1 day from 21.07.2014 | |

End of register