

Title Number : 342218

This title is dealt with by HM 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.

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This extract shows information current on 1 FEB 2019 at 15:56:53 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: 342218
Address of Property	: 30 New Kent Road, London (SE1 6TJ)
Price Stated	: Not Available
Registered Owner(s)	: KEYURKUMAR KANTILAL PATEL and VISHAKHA KEYURKUMAR PATEL of 30 New Kent Road, London SE1 6TJ.
Lender(s)	: None

Title number 342218

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A: Property Register

This register describes the land and estate comprised in the title.

SOUTHWARK

- 1 (08.07.1927) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 30 New Kent Road, London (SE1 6TJ).

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 (25.01.1995) PROPRIETOR: KEYURKUMAR KANTILAL PATEL and VISHAKHA KEYURKUMAR PATEL of 30 New Kent Road, London SE1 6TJ.

C: Charges Register

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

- 1 NOTICE registered on 8 August 1932 of Deed dated 22 July 1932 made between William Ray, Charles James Ray and Elephant and Castle Theatre Limited relating to rights of light and air.
- 2 (19.12.2013) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

- | | | | | |
|---|------------|------------------|--|-----------|
| 1 | 19.12.2013 | 30 New Kent Road | 06.12.2013
1.5.2010 to
30.4.2025 | TGL390610 |
|---|------------|------------------|--|-----------|

End of register

H. M. LAND REGISTRY GENERAL MAP

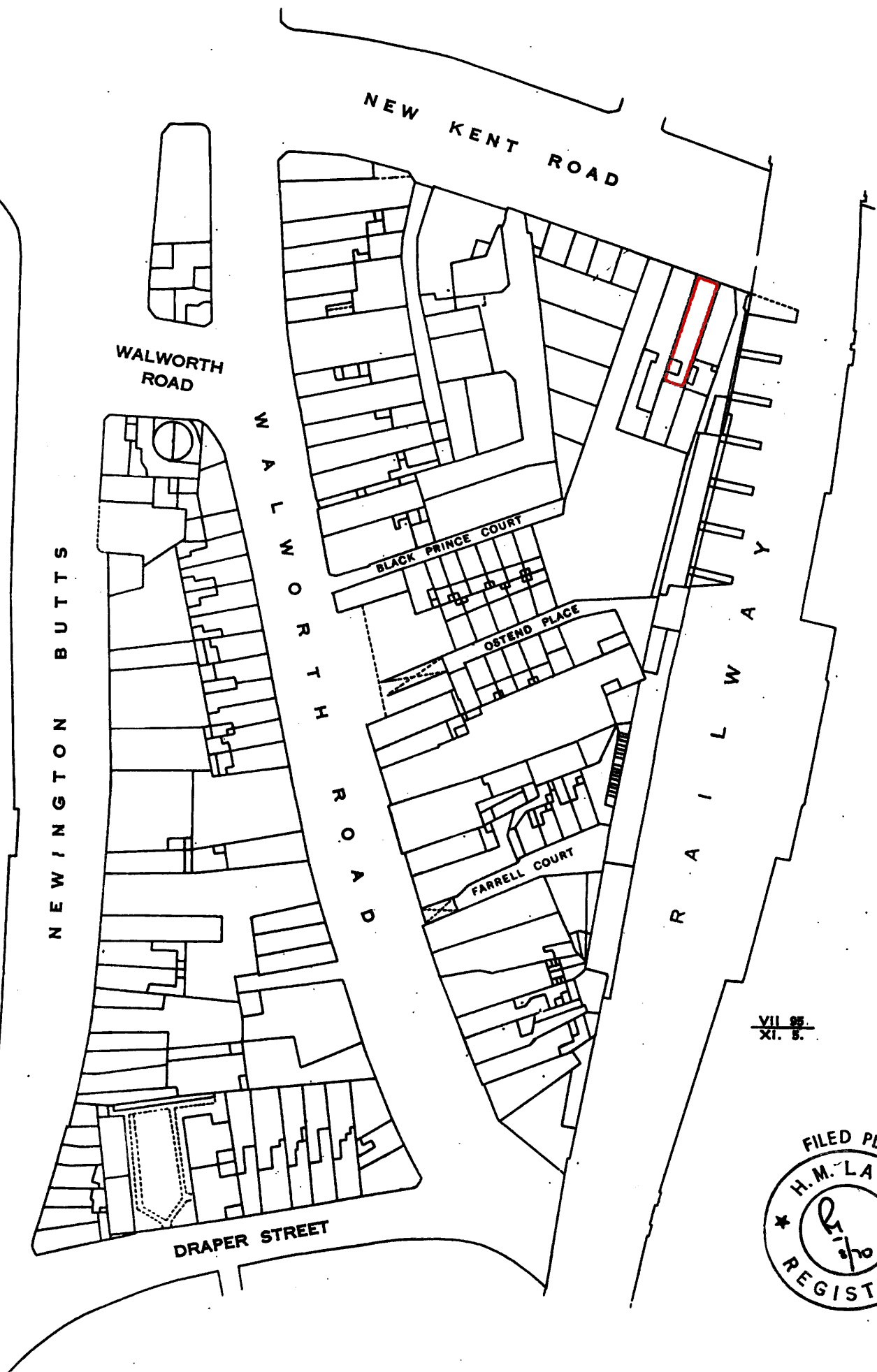
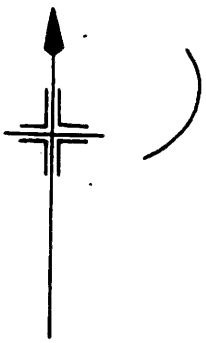
LONDON
GREATER LONDON

SHEET VII. 95

SECTION H (Extract from)

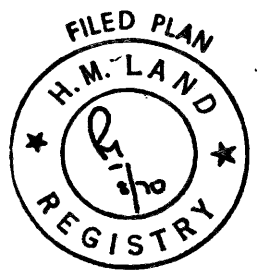
Scale 1/1056

BOROUGH OF SOUTHWARK



VII. 95
XI. 5.

VII. 95
XI. 5.



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TITLE No. 342218

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Title Number : 214286

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This extract shows information current on 1 FEB 2019 at 17:05:03 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: 214286
Address of Property	: 32 New Kent Road (SE1 6TJ)
Price Stated	: £249,995
Registered Owner(s)	: HOSSEIN TORKZABAN and FARZAD MOAYEDI ZADEH of 32 New Kent Road, London SE1 6TJ.
Lender(s)	: NATIONAL WESTMINSTER BANK PLC

Title number 214286

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A: Property Register

This register describes the land and estate comprised in the title.

SOUTHWARK

- 1 (09.03.1917) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 32 New Kent Road (SE1 6TJ).

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 (22.02.2006) PROPRIETOR: HOSSEIN TORKZABAN and FARZAD MOAYEDI ZADEH of 32 New Kent Road, London SE1 6TJ.
- 2 (21.05.2003) The price stated to have been paid on 2 September 2002 was £249,995.
- 3 (22.02.2006) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (22.02.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 31 January 2006 in favour of National Westminster Bank Plc referred to in the Charges Register.

C: Charges Register

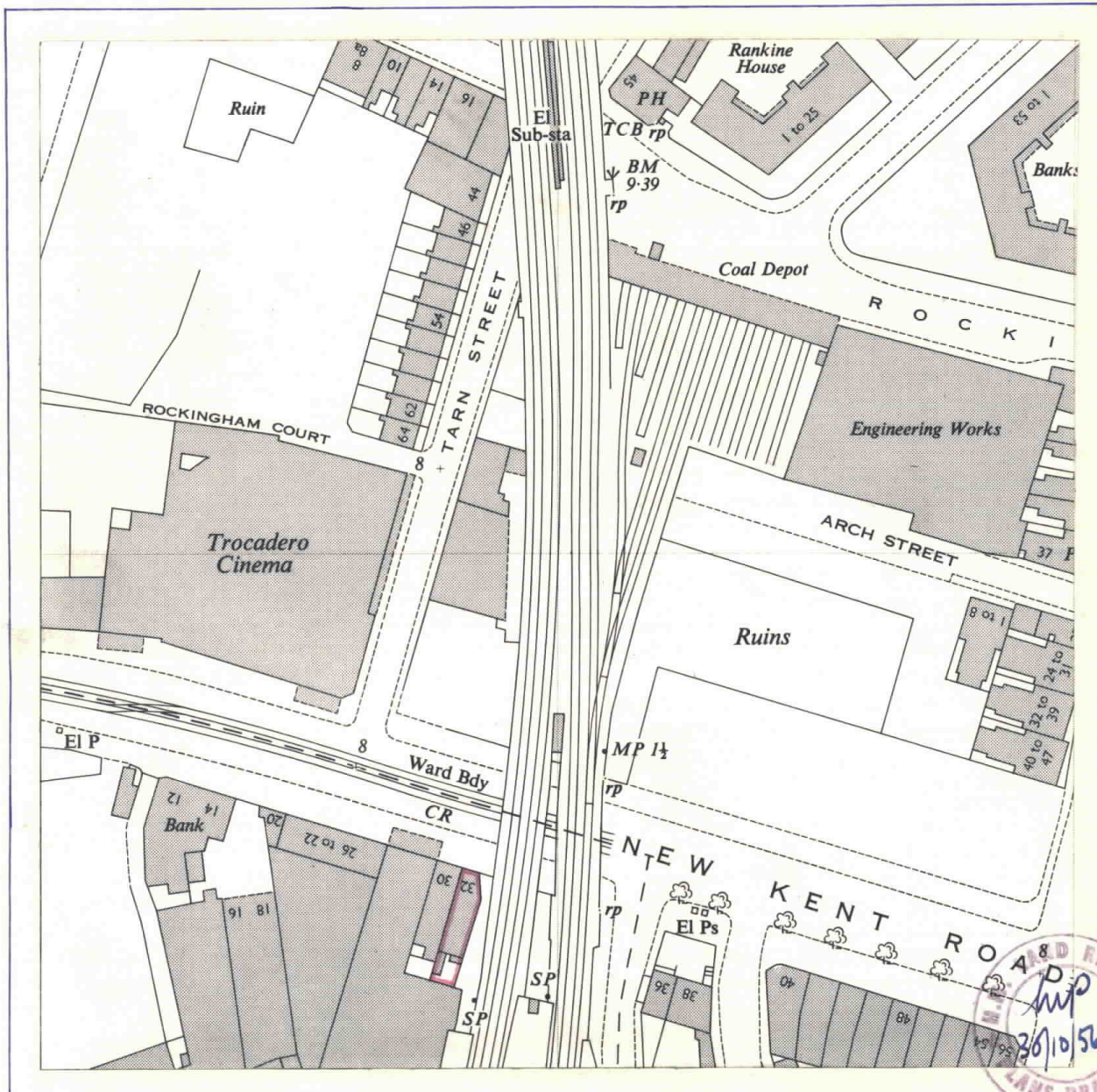
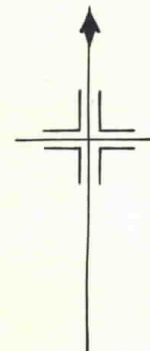
This register contains any charges and other matters that affect the land.

- 1 By Deed dated the 6th of August 1924 made between Charles Barnard Henry William D'Esterre and Abbondio Parravicini there was reserved unto the said Charles Barnard the free passage and running of water and soil coming from any other buildings and land of the said Charles Barnard and his tenants by and through the channels and drains of the land in this title or any part or parts thereof.
- 2 (05.08.1932) A Deed dated 28 July 1932 made between (1) Abbondio Parravicini and (2) Elephant and Castle Theatre Limited relates to rights of light and air.

-NOTE: Copy filed under 151015.
- 3 (22.02.2006) REGISTERED CHARGE dated 31 January 2006.
- 4 (22.02.2006) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of PO Box 30735 332 High Holborn, London WC1V 7PF.

Title number 214286

End of register



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436596. Wt. 31403/29. 2M. 5/54. B. & S., Ltd. 628.

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