



Title register for:

177-184 Grange Road, London (SE1 3AA) (Leasehold)

Title number: TGL357810

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Register summary

Title number TGL357810

Registered owners Paragon Asra Housing Limited
Leathermarket, Weston Street, London SE1 3ER

Last sold for £650,000

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
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1	2012-01-18	SOUTHWARK
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The Leasehold land shown edged with red on the plan of the above title filed at the Registry and

being 177-184 Grange Road, London (SE1 3AA).

NOTE: The whole site of the building known as 177-184 Grange Road is shown edged red on the title plan. This registration includes only those parts of the ground, first and second floors shown tinted pink on the supplementary plan to the title plan.

2	2012-01-18	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.
3	2012-01-18	The Transfer dated 26 August 1981 referred to in the Charges Register contains a provision as to rights of light easement and other structures.
4	2012-01-18	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 20 December 2011 Term : 125 years from 1 January 2012 Parties : (1) Linden Limited (2) Asra Greater London Housing Association Limited (3) Pentland Estate Management Limited
5	2012-01-18	The Lease prohibits or restricts alienation.
6	2012-01-18	The landlord's title is registered.
7	2013-07-09	A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
8	2013-10-30	By a Deed dated 22 October 2013 made between (1) Linden Limited (2) ASRA Housing Association Limited and (3) Pentland Estate Management Limited the terms of the registered lease were varied by the substitution of the lease plan to clarify

the extent of Flat B.2.1.

In addition, the deed grants the exclusive use of any balcony, patio or terrace not included in the title as adjoin the individual apartments.

NOTE: Copy Deed filed.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2017-06-02	PROPRIETOR: PARAGON ASRA HOUSING LIMITED (Community Benefit Society No. 7536) of Leathermarket, Weston Street, London SE1 3ER.
2	2012-01-18	The price, other than rents, stated to have been paid on the grant of the lease was £650,000.
3	2012-01-18	RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a certificate signed by Pentland Estate Management Limited (Co. Regn. No. 07299764) of Cowley Business Park, Cowley, Uxbridge UB8 2AL or a conveyancer that the provisions of Clause 16 of the Seventh Schedule of the registered lease have been complied with.
4	2017-11-08	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate ,or by the proprietor of any registered charge, not

being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 4 October 2017 in favour of M&G Trustee Company Limited referred to in the Charges Register or their conveyancer.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	2012-01-18	<p>A Transfer of the freehold estate in the land in this title and other land dated 26 August 1981 by (1) Greater London Council and (2) Clement and Foster Limited contains a covenant relating to the declaration of part of the land as a public highway.</p> <p>NOTE: Copy filed under SGL331018.</p>
2	2013-11-19	<p>The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.</p> <p>The leases grant and reserve easements as therein mentioned.</p> <p>NOTE: Each lease is referenced by numbering in blue on the supplementary plan to the title plan unless otherwise stated in the schedule of leases.</p>
3	2017-11-08	<p>REGISTERED CHARGE dated 4 October 2017 affecting also other titles.</p> <p>NOTE: Charge reference 316801.</p>
4	2017-11-08	<p>Proprietor: M&G TRUSTEE COMPANY LIMITED</p>

(Co. Regn. No. 1863305) of 10 Fenchurch Avenue,
London EC3M 5AG and of
trustees.admin@mandg.co.uk.

5 2017-11-08 The proprietor of the Charge dated 4 October 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

6 Registration Date : 19.11.2013
Plan Reference : 1
Property Description : 31 Gutenberg Court
(Second Floor Flat)
Date of Lease : 31.10.2013
Term : 125 years from and including
1.1.2012
Lessee's Title : TGL388352

7 Registration Date : 25.11.2013
Plan Reference : 2
Property Description : 32 Gutenberg Court
(Second Floor Flat)
Date of Lease : 31.10.2013
Term : 125 years from and including
1.1.2012
Lessee's Title : TGL388670

8 Registration Date : 16.12.2013
Plan Reference : 3
Property Description : 33 Gutenberg Court
(Second Floor Flat)
Date of Lease : 01.11.2013
Term : 125 years from and including
1.1.2012
Lessee's Title : TGL390175

9 Registration Date : 08.04.2014
Plan Reference : 4
Property Description : 34 Gutenberg Court

(Second Floor Flat)

Date of Lease : 31.10.2013

Term : 125 years from and including
1.1.2012 less 10
days

Lessee's Title : TGL397020