

Title Number : TGL284787

This title is dealt with by 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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 31 MAY 2016 at 23:39:31 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TGL284787
Address of Property	: Flats 1-15 (inc) 195 Long Lane, London and refuse store (SE1 4PN)
Price Stated	: £700,000
Registered Owner(s)	: LONDON & QUADRANT HOUSING TRUST (Industrial and Provident Society No. IP30441R) of One Kings Hall Mews, Lewisham, London SE13 5JQ.
Lender(s)	: Prudential Trustee Company Limited

Title number TGL284787

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 MAY 2016 at 23:39:31. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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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.

SOUTHWARK

- 1 (09.01.2007) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flats 1-15 (inc) 195 Long Lane, London and refuse store (SE1 4PN).

NOTE 1: As to the part tinted blue on the title plan only the first, second, third, fourth and fifth floor flats, the lift and lift shaft excluding the structure of the lift shaft, and the ground floor entrance lobby and staircases leading thereto are included in the title.

NOTE 2: As to the part tinted pink on the title plan only the ground floor lobby is included in the title.

NOTE 3: As to the part tinted yellow on the title plan the airspace above the balconies at first, second, third, fourth and fifth floors are excluded from the title.

- 2 (09.01.2007) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 30 August 2006
Term : 999 years from 1 January 2004
Parties : (1) Northcover Limited
(2) Ujima Housing Association Limited
- 3 (09.01.2007) 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.
- 4 (09.01.2007) 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.
- 5 (09.01.2007) The landlord'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 (28.01.2008) PROPRIETOR: LONDON & QUADRANT HOUSING TRUST (Industrial and Provident Society No. IP30441R) of One Kings Hall Mews, Lewisham, London SE13 5JQ.
- 2 (09.01.2007) The price, other than rents, stated to have been paid on

B: Proprietorship Register continued

the grant of the lease was £700,000.

- 3 (15.05.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor by its secretary (or by two trustees, if a charitable trust) or its solicitor or licensed conveyancer that the provisions of section 9 of the Housing Act 1996 have been complied with.
- 4 (04.12.2015) 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 27 October 2015 in favour of Prudential Trustee Company Limited referred to in the Charges Register or its conveyancer.

C: Charges Register

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

- 1 (09.01.2007) The land edged blue on the title plan is subject to the following rights reserved by a Transfer dated 12 July 1960 made between (1) Strong, Rawle & Strong (Holdings) Limited and (2) Strong, Rawle & Strong Limited:-
- "Except and Reserved unto the said Strong, Rawle & Strong (Holdings) Limited all easements quasi easements rights and other matters now used or enjoyed over the property hereby transferred."
- 2 (08.11.2007) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned. In addition, certain leases grant the exclusive use of the balconies as more particularly described in the Schedule of Leases.
- NOTE: Each lease is referenced by adging and numbering in brown on the supplementary plan to the title plan unless otherwise stated in the schedule of leases hereto.
- 3 (04.12.2015) REGISTERED CHARGE dated 27 October 2015 affecting also other titles.
- NOTE: Charge reference SGL253306.
- 4 (04.12.2015) Proprietor: PRUDENTIAL TRUSTEE COMPANY LIMITED (Co. Regn. No. 1863305) of Laurence Pountney Hill, London EC4R 0HH.
- 5 (04.12.2015) The proprietor of the Charge dated 27 October 2015 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.

Schedule of notices of leases

- | | | | | |
|---|------------|-------------------------|--|-----------|
| 1 | 08.11.2007 | Flat 15, (Fifth Floor) | 24.10.2007 | TGL299873 |
| | 1 | | 125 years from
29 September
2007 | |
| | | | NOTE: This lease grants the exclusive use of the fifth floor balcony edged and numbered 2 in brown on the title plan. | |
| 2 | 09.11.2007 | Flat 12, (Fourth Floor) | 23.10.2007 | TGL299990 |
| | 3 | | 125 years from
29 September
2007 | |
| | | | NOTE: This lease grants the exclusive use of the fourth floor balcony edged and numbered 4 in brown on the title plan. | |
| 3 | 09.11.2007 | Flat 14, (Fifth Floor) | 23.10.2007 | TGL299992 |

