

Title Number : TGL416276

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 8 NOV 2015 at 14:29:43 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	: TGL416276
Address of Property	: the first floor Flat 10, Palm House, 70 Sancroft Street, London (SE11 5AH)
Price Stated	: £331,938
Registered Owner(s)	: OLEKSANDR TERESHCHENKO of 10 Kelsall Mews, Richmond, Surrey TW9 4BP.
Lender(s)	: None

## Title number TGL416276

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 8 NOV 2015 at 14:29:43. 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.

#### LAMBETH

- 1 (23.01.2015) 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 Land Registry and comprising the first floor Flat 10, Palm House, 70 Sancroft Street, London (SE11 5AH).
- 2 (23.01.2015) 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.
- 3 (23.01.2015) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 21 January 2013 referred to in the Charges Register.
- 4 (23.01.2015) A Deed dated 11 March 2013 made between (1) Bellway Homes Limited (Thames Gateway Division) and (2) His Royal Highness The Prince of Wales relates to a release of rights of light or air.  
*NOTE:-Copy filed under TGL377344.*
- 5 (23.01.2015) A Deed dated 15 March 2013 made between (1) Bellway Homes Limited (Thames Gateway Division) and (2) Guy's and St Thomas's NHS Foundation Trust relates to a release of rights of light or air.  
*NOTE:-Copy filed under TGL377344.*
- 6 (23.01.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 12 December 2014  
Term : 250 years from 1 August 2014  
Parties : (1) Bellway Homes Limited  
(2) Love Lambeth Management Company Limited  
(3) Oleksandr Tereshchenko
- 7 (23.01.2015) The Lease prohibits or restricts alienation.
- 8 (23.01.2015) 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 (23.01.2015) PROPRIETOR: OLEKSANDR TERESHCHENKO of 10 Kelsall Mews, Richmond, Surrey TW9 4BP.
- 2 (23.01.2015) The price, other than rents, stated to have been paid on

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## B: Proprietorship Register continued

the grant of the lease was £331,938.

- 3 (23.01.2015) 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 the proprietor for the time being of the estate registered under title number TGL377344 or their conveyancer that the provisions of paragraph 10, Schedule 3 of the Registered Lease have been complied with or that they do not apply to the disposition.

## C: Charges Register

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

- 1 (23.01.2015) A Transfer of land to the north of the land in this title dated 21 January 2013 made between (1) The Mayor And Burgesses Of The London Borough Of Lambeth and (2) Diamond Way Teachings And Centres contains restrictive covenants by the Transferor.

*NOTE: Copy filed under TGL374177.*

End of register