

**These are the notes referred to on the following official copy**

Title Number NGL464716

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

**Transfer of part  
of registered title(s)**

We hereby certify  
this to be a true copy of the original  
of the original

HM Land Registry

**TP1**

(If you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

**1. Stamp Duty**



AGL136127



SEQ168

Place "X" in the box that applies and complete the box in the appropriate certificate.

☐

It is certified that this instrument falls within category  
Instruments) Regulations 1987

☐

in the Schedule to the Stamp Duty (Exempt

☒

It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in  
respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of

£60,000

**2. Title number(s) out of which the Property is transferred** (leave blank if not yet registered)  
MX427478 & NGL464716

**3. Other title number(s) against which matters contained in this transfer are to be registered** (if any)

**4. Property transferred** (Insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor and by or on behalf of the transferee).

Land Fronting & Adjoining 34 Ivy Road  
Southgate  
N14 4LN

Photo  
Copy

The Property is defined: (place "X" in the box that applies and complete the statement)

☒

on the attached plan and shown (state reference e.g. "edged red") hatched red

☐

on the Transferor's filed plan(s) and shown (state reference e.g. "edged and numbered 1 in blue")

**5. Date** 15<sup>th</sup> October 2004.

**6. Transferor** (give full names and Company's Registered Number if any)

THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF ENFIELD

**7. Transferee for entry on the register** (Give full names and Company's Registered Number if any; for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.)

SOCRATES CONSTANTINOU  
MICHELE ANNE CONSTANTINOU

Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

**8. Transferee's intended address(es) for service in the U.K.** (including postcode) for entry on the register  
34 Ivy Road, Southgate, N14 4LN

**9. The Transferor transfers the Property to the Transferee.**

10. Consideration (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel).

- ☒ The Transferor has received from the Transferee for the Property the sum of (in words and figures)  
Two thousand five hundred pounds (£2,500.00)  
(insert other receipt as appropriate)
- ☐ The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with (place "X" in the box which applies and add any modifications)

- ☒ full title guarantee ☐ limited title guarantee

12. Declaration of trust (Where there is more than one transferee, place "X" in the appropriate box)

- ☒ The Transferees are to hold the Property on trust for themselves as joint tenants.
- ☐ The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares.
- ☐ The Transferees are to hold the Property (complete as necessary)

### 13. Additional Provisions

1. Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- other agreed provisions
- required or permitted statements, certificates or applications.

2. The prescribed subheadings may be added to, amended, repositioned or omitted.

#### Definitions

Definitions in this transfer unless the context otherwise requires:

- (i) The singular includes the plural and vice versa
- (ii) The masculine includes the feminine and vice versa
- (iii) The expression "The Transferee" shall include all persons named in Box 7 and those deriving title from them and each and all the covenants and agreements entered into herein by the Transferee with the Council shall be deemed to have been made jointly and severally by all such persons so that the covenants and agreements may be enforced by the Council against such persons either jointly or severally.

**Rights granted for the benefit of the Property**

1. The right of free passage and running of water sewage gas electricity television and telephone services and wires for the receipt of cable transmissions (in common with the Council and all persons entitled thereto) by and through the channels drains pipes sewers wires and cables in on over or under the neighbouring land of the Council or their successors in title and to the emission of smoke or fumes from the Property insofar as the Council has previously reserved to itself similar rights out of the Transfers or Leases of such neighbouring land but only insofar as the Property had the benefit of such easements and rights immediately prior to the date of this deed the Transferee paying a proper proportion of the cost of maintaining and repairing cleansing and renewing the same.
2. All such rights of light or air to the Property insofar as any such rights are currently enjoyed with the Property

**Rights reserved for the benefit of other land *(the land having the benefit should be defined, if necessary by reference to a plan)***

1. The right of free passage and running of water sewage gas electricity television and telephone services and wires for the receipt of cable transmissions by and through the channels drains pipes sewers wires and cables in and over the Property.
2. The right for the Council and their agents or contractors at all reasonable times to enter upon the Property with or without workmen for the purpose of inspecting repairing cleansing renewing altering or enlarging the said channels drains pipes and sewers wires and cables (including manholes) and communal television aerial (if any) or of carrying out repairs or works to the rear accessway (if any) or to the adjoining property (if any) of the Council and making good any damage caused but without making any compensation for any temporary disturbance.
3. All other existing easements and rights and privileges over or in relation to the Property (if any) now enjoyed with adjoining land and premises of the Council.

**Restrictive Covenants by the Transferee *(include words of covenant)***

The Transferee hereby covenants with the Council pursuant to section 609 of the Housing Act 1985 that the Transferee and all persons deriving title under him shall observe the covenants and conditions and stipulations set out as follows: -

1. Subject to the right to park not more than two motor vehicles on the Property pursuant to Clause 4 below, to use the Property as garden land only in connection with the dwelling house known as 34 Ivy Road, Southgate, N14 4LN
2. Not to do or omit to do any act or to permit or suffer any act or omission on the Property or any part thereof which may be or become a nuisance or a source of annoyance or inconvenience to the Council or to the occupier or owner of any adjoining or neighbouring property or which may tend to lessen or depreciate the value of any such property.
3. To obtain any planning permission necessary for any change of use of the Property
4. Not to use the Property for the parking of any vehicle, trailer, caravan or other vehicle on wheels or for the maintenance and repair or dismantling of any such vehicle whatsoever PROVIDED THAT this covenant shall not restrict the parking of two private motor cars thereon subject to the obtaining of the approval of the relevant Local Authority for vehicular access over the kerb and onto the Property and subject to the Transferee paying all costs incurred in the provisions of pavement and kerb crossover.
5. To maintain the Property at the Transferees cost in a clean and tidy condition at all times.

6. Not to fence or otherwise enclose the Property except in strict accordance with plans and details including the materials to be used previously submitted to and approved in writing by the Transferors Director of Housing. The details shall include the materials to be used.
7. Not to erect any buildings or other structure whatsoever on the land SAVE THAT the Transferee may be permitted to construct a storm porch to the property SUBJECT TO:
- a) the prior written consent to the Council
  - b) the Transferee obtaining all appropriate consents including planning permission and building regulations consent and complying with any conditions imposed therein

Restrictive covenants by the Transferee (include words of covenant)

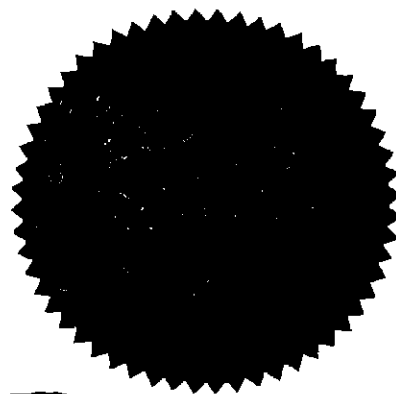
The Transferee hereby further covenants with the Council : Pursuant to Section 609 of the Housing Act 1985

To repair cleanse renew and relay when necessary the channels, pipes, wires, drains, sewers, gutters, party walls and structures laid or to be laid on or under the Property and to bear with the owners and occupiers of the adjoining properties serviced by such channels, pipes, wires, drains, sewers, gutters, party walls and structure an equal proportion of the costs and expenses of repairing, cleansing, renewing, and relaying the same as need shall require.

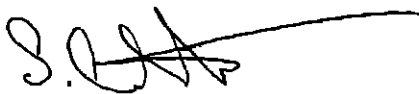
14. *The Transferors and all other necessary parties (including the proprietors of all the titles listed in panel 3) should execute this transfer as a deed using the space below and sign the plan. Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the transfer contains transferees' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Transferees.*

THE COMMON SEAL OF THE  
MAYOR AND BURGESSES OF  
THE LONDON BOROUGH OF  
ENFIELD was hereunto affixed  
in the presence of:

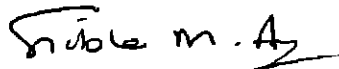
  
Authorised Officer



SIGNED as a deed by the said  
SOCRATES CONSTANTINOU



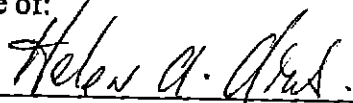
in the presence of:



SIOBHAN M. ARIS - CIVIL SERVANT  
203 LONSDALE DRIVE  
OAKWOOD  
ENFIELD EN2 7JY

SIGNED as a deed by the said  
MICHELE ANNE CONSTANTINOU  
in the presence of:





HELEN ANN ARIS - Retired.  
144 FALLODEN WAY  
LONDON NW11 6JE



34 IVY ROAD

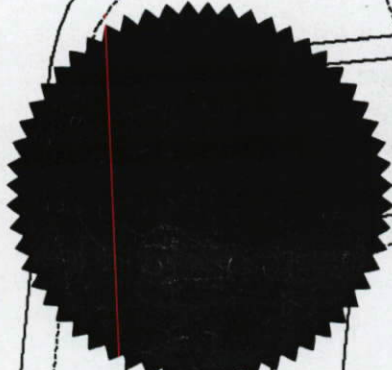
Donnerley Court

*K. G. Walter*  
**AUTHORISED OFFICER**

51 to 54

47 to 50

IVY ROAD



1 to  
Manest

33

34

*M. A. Constantinou*  
M. A. Constantinou

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Scale 1/500 Date 12/1/2004

Centre = 529607 E 194682 N

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PLAN

