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Official copy of register of title

Title number MX317979

Edition date 03.12.2019

- This official copy shows the entries on the register of title on 20 JAN 2020 at 13:55:34.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 20 Jan 2020.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

A: Property Register

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

ENFIELD

- 1 (26.01.1956) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 38 Bowes Road, London.

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 (21.11.2017) PROPRIETOR: TRANSPORT FOR LONDON of 5 Endeavour Square, London E20 1JN and care of The Property Asset Register Manager, Transport for London, 7th Floor, Yellow Zone, 197 Blackfriars Road, London SE1 8NJ and of PAR@tfl.gov.uk.

C: Charges Register

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

- 1 A Conveyance dated 29 September 1892 made between (1) William Tebb and (2) Henry Luscomb contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 29 September 1892 referred to in the Charges Register:-

"AND the Purchaser so as to be personally liable under this covenant so long only as he shall hold the hereditaments hereby conveyed and for the purpose of binding so far as he can all other persons the owners for the time being of the said hereditaments and not further or otherwise Doth hereby covenant with the Vendor that he the Purchaser will at all times observe and perform all and singular the restrictions and stipulations contained in the said Schedule hereto so far as the

Schedule of restrictive covenants continued

same are of a permanent character or (not being of such a character) still remain partly or wholly to be observed and performed

THE SCHEDULE above referred to

Building Stipulations

1. Fences The Purchaser shall forthwith make and afterwards maintain a good substantial boundary fence on the piece of land hereby conveyed next the said Road called or intended to be called Bowes Road and at the sides of the said piece of land marked "T" on the said plan within the boundary lines.

2. Building Lines No building is to be erected on the said piece of land within eighteen feet of the said Road except fences which are not to exceed six feet in height or porticoes bay windows and similar structures not projecting more than four feet beyond the building line

3. Value of Buildings No house shall be erected upon the said piece of land of less value than Four hundred pounds. The value of a building shall be deemed to be the amount of its net first cost in material and labour of construction only estimated at the lowest current prices

4. Trades &c Prohibited No building erected on the said piece of land shall be used otherwise than as a private dwelling house or as a coachhouse or stabling connected with a private dwellinghouse also erected on the said piece of land

5. Roads &c Until the parochial or other public authorities shall take upon themselves the repair of the whole of the roads and footpaths as shewn on the said plan and the sewers and drains thereunder the Purchaser shall pay to the Vendor his heirs and assigns his proportion of the expenses of maintaining and repairing the same roads footpaths sewers and drains and of all expenses connected therewith such proportion to be adjusted by the Surveyor for the time being of the Vendor his heirs or assigns having regard to the amount of the purchase money of the said piece of land and of the several other plots forming other part of the said Estate."

NOTE: The T marks referred to in Clause 1 affect the northern and eastern boundaries of the land in this title. The distance of the building line from the road frontage is not shown on the Conveyance plan.

End of register