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Official copy of register of title

Title number MX477679

Edition date 03.12.2019

- This official copy shows the entries on the register of title on 20 JAN 2020 at 14:00:28.
- 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 (03.12.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 54 Bowes Road, Bowes Park.
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 1 December 1964 made between (1) Joseph Barratt Stennett and Montagu Vazie Simons (Vendors) and (2) Eileen Bell (Purchaser):-

"TOGETHER with the free and uninterrupted passage and running of water and soil gas and electricity from and to the premises hereby conveyed through all sewers drains and water courses gas and electric pipes wires and cables which are now or may at any time within twenty one years hereafter be in or under the adjoining properties of the Vendors EXCEPTING AND RESERVING unto the Vendors their successors and assigns full and free right and liberty of drainage and passage and running of water and soil and of laying and maintaining electricity cables and gas pipes in or under the premises hereby conveyed for the benefit of the Vendors neighbouring and adjoining properties."

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.

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- 1 A Conveyance of the land in this title dated 6 October 1892 made between (1) William Tebb and (2) John Henry Burling contains restrictive stipulations details of which are set out in the schedule of restrictive covenants hereto.
NOTE: No copy of the covenant to observe the said restrictive stipulations was supplied on first registration.

Schedule of restrictive covenants

- 1 The following are details of the stipulations contained in the Conveyance dated 6 October 1892 referred to in the Charges Register:-
 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 in 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 lines.
 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 Etc. Prohibited No building erected on the said piece of land shall be used other than as a private dwellinghouse or as a stabling connected with a private dwellinghouse also erected on the said piece of land.
 5. Roads Etc. Until the parochial or other public authorities shall take upon themselves the repair of the whole of the roads and footpaths as shown on the said plan and the sewers and drains thereunder the Purchaser shall pay to the Vendors his heirs and assigns his proportion of this 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: A 'T' mark affects the Northern boundary of the land in this title.

End of register