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Official copy of register of title

Title number NGL191194

Edition date 03.12.2019

- This official copy shows the entries on the register of title on 20 JAN 2020 at 15:32:55.
- 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 (13.01.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 60, 66 and 68 Bowes Road, Palmers Green.
- 2 (18.02.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered AGL211156 in green on title plan dated 15 January 2010 made between (1) Transport For London (Transferor) and (2) Notting Hill Market Rent Limited (Transferee).

NOTE: Copy filed under AGL211156.
- 3 (18.02.2010) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.
- 4 (19.12.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered MX403253 in green on the title plan dated 13 December 2013 made between (1) Transport For London and (2) Notting Hill Housing Trust.

NOTE:-Copy filed under MX403253.

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 of the land tinted pink on the title plan and other land dated 6 October 1892 made between (1) William Tebb (Vendor) and (2) John Henry Burling (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted blue on the title plan and other land dated 19 August 1893 and made between (1) William Tebb (Vendor) and (2) John Henry Burling (Purchaser) contains covenants identical with those contained in the Conveyance dated 6 October 1892 referred to above except that paragraphs 1 and 2 in the schedule to the Conveyance dated 19 August 1893 read:-

"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 also on the West side thereof next the road called or intended to be called Palmerston Crescent and also at the sides of the said piece of land marked "T" on the said plan withn the boundary lines.

2. BUILDING LINES - No building is to be erected on the said piece of land between the said roads called or intended to be called Bowes Road and Palmerston Crescent and the building lines as shewn on the said plan nor within thirty feet of the North side thereof 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".

NOTE 1: "T" marks affect the North boundary of the land tinted blue on the title plan

NOTE 2: The building line is set back 18 feet from Palmerston Crescent and Bowes Road.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 6 October 1892 referred to in the Charges Register:-

"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 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

Schedule of restrictive covenants continued

land shall be used otherwise than as a private dwellinghouse 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 shown 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 North and East boundaries of 60 Bowes Road and North boundary of part of land tinted pink on the title plan at rear of 64 Bowes Road.

End of register