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Official copy of register of title

Title number NGL3965

Edition date 03.12.2019

- This official copy shows the entries on the register of title on 20 JAN 2020 at 15:34:14.
- 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 (25.06.1965) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 40 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 (Vendor) and (2) William Morton Walker (Purchaser) contains stipulations details of which are set out in the Schedule hereto.

Schedule of restrictive covenants

- 1 The following are details of the stipulations contained in the Conveyance dated 29 September 1892 referred to in the Charges Register:-
 1. FENCES. The Purchaser shall forthwith make and afterwards maintain a good substantial boundary fence of the piece of land 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. (The eastern and northern boundaries are so marked)

Schedule of restrictive covenants continued

2. BUILDING LINES. No building is to be erected on the said piece of land within 18 feet of the said Road except fences which are not to exceed 6 feet in height or porticoes bay windows and similar structures not projecting more than 4 feet beyond the Building Line.

3. VALUE OF BUILDINGS. No house shall be erected upon the said piece of land of less value than £400. The value of a building should 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 should be used otherwise than as a private dwellinghouse or as a Coachhouse or stabling connected with a private dwellinghouse also erected on said piece of land.

5. ROADS &c. Until the parochial or other public authorities should take upon themselves the repair of the whole of the Roads and footpaths on the Estate of which the land conveyed formed part and the sewers and drains thereunder the Purchaser should 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 Purchaser money of the said piece of land and of the respective purchase moneys of the several other plots forming other part of the said Estate.

End of register