



## Official copy of register of title

Title number BGL75494

Edition date 03.12.2019

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- Issued on 17 January 2020.
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- For information about the register of title, see [www.gov.uk/land-registry](http://www.gov.uk/land-registry).
- This title is dealt with by HM Land Registry Durham Office.

### A: Property register

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

#### KENSINGTON AND CHELSEA

- 1 (24.05.2010) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Ladbroke Grove Station, Ladbroke Grove, London (W10 6HJ).
- 2 (24.05.2010) The land has the benefit of the following rights reserved by various Conveyances of the properties known as 15-34 Ruston Mews all of which were reserved in the following identical terms:

"6. There are reserved to the Corporation, London Underground Limited and Lemdean the following:

  - (i) the right at any time to erect or suffer to be erected any buildings or other erections and to alter any buildings or erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the said property and any access of light and air over the adjoining land of the Corporation and London Underground Limited shall be deemed to be enjoyed by the licence or consent of the Corporation and London Underground Limited or Lemdean (as appropriate) and not as of right
  - (ii) a right of support from the property for the adjoining property of the Corporation and London Underground Limited and Lemdean
  - (iii) the right to have maintain repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the property now used for the benefit of the adjoining property of the Corporation and London Underground Limited and Lemdean provided always that the rights herein reserved shall in no circumstances diminish the services to the property through the existing drains pipes wires cables and works on over or under the property



## A: Property register continued

(v) full right and liberty for the Corporation and London Underground Limited and Lemdean and their successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railways banks abutments or retaining walls bridges and other works of the Corporation and London Underground Limited or Lemdean on their adjoining or neighbouring land the Corporation or London Underground or Lemdean (as the case may be) making good any damage occasioned to the property by the exercise of the rights of entry reserved by paragraphs (iv) and (v) of this sub-clause but so that the Corporation and London Underground Limited and Lemdean shall not be liable for compensation for loss or inconvenience to the Purchaser."

- 3 (24.05.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of land adjoining the northern boundary of the land in this title dated 3 August 1973 made between (1) London Transport Executive and (2) Greater London Council.

*NOTE: Copy filed under NGL196240.*

- 4 (28.07.2017) A new title plan based on the latest revision of the Ordnance Survey Map with a larger extent has been prepared.

## 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 (24.05.2010) PROPRIETOR: LONDON UNDERGROUND LIMITED (Co. Regn. No. 01900907) 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 (24.05.2010) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.
- 2 (13.12.2010) The land is subject to the rights granted by a Deed dated 22 November 2010 made between (1) London Underground Limited and (2) Notting Hill Preparatory School Limited.

*NOTE: Copy filed.*

- 3 (13.12.2010) By a Deed dated 22 November 2010 made between (1) London Underground Limited and (2) Notting Hill Preparatory School Limited the terms of the lease dated 9 October 1998 of land adjoining 124 Ladbroke Grove referred to in the schedule of leases hereto were varied.

*NOTE: Copy Deed filed under BGL46522.*

- 4 (16.10.2014) The parts of the land affected thereby are subject to the rights granted by a Lease of the land shown edged and numbered 2 in blue on

## C: Charges register continued

the title plan dated 13 October 2014 referred to in the schedule of leases hereto.

*NOTE: Copy lease filed under BGL108815 .*

- 5 (26.02.2016) By a Lease dated 8 February 2016 made between (1) London Underground Limited and (2) Notting Hill Preparatory School Limited the terms of the lease dated 13 October 2014 referred to in the schedule of leases hereto were varied.

*NOTE: Copy Deed filed under BGL121501.*

## Schedule of notices of leases

|   | Registration date<br>and plan ref.                 | Property description                                 | Date of lease<br>and term   | Lessee's title |
|---|--|--|---|----------------|
| 1   | 30.10.2001   | Land adjoining 124 Ladbroke<br>Grove                 | 09.10.1998<br>25 years from<br>09.10.1998   | BGL46522       |
| NOTE: See entry in the Charges Register relating to a Deed of variation dated 22 November 2010. |  |  |   |                |
| 2   | 16.01.2008   | Andrews Garage, Ruston Mews                          | 02.02.2004<br>15 years from<br>26.02.2000   | BGL65993       |
| 3   | 16.10.2014<br>Edged and No'd 2<br>in blue<br>(NSE) | Land on the north side of<br>128a Lancaster Road     | 13.10.2014<br>10 years<br>commencing on<br>13 October<br>2014                             | BGL108815      |
| NOTE: See entry in the Charges Register relating to the Lease dated 8 February 2016.            |  |  |   |                |
| 4   | 26.02.2016<br>Edged & No'd 1<br>in blue (NSE)      | Land on the north side of<br>128a Lancaster Road     | 08.02.2016<br>a term of<br>years starting<br>on 08.02.2016<br>and ending on<br>12.10.2024 | BGL121501      |
| 5   | 12.05.2017<br>Edged & No'd 4<br>in blue            | Land on the north side of<br>Sir Isaac Newton Centre | 02.05.2017<br>10 years from<br>02/05/2017   | BGL132465      |
| 6   | 04.02.2015<br>Edged and No'd 3<br>in blue          | Arches 1-10 St Marks Road                            | 24.06.2014<br>12 years<br>commencing on<br>06/09/2013                                     | BGL111581      |
| 7   | 11.09.2017<br>Edged and No'd 5<br>in blue          | Land adjoining Ladbroke<br>Grove Station             | 31.08.2017<br>From and<br>including<br>31.08.2017 to<br>and including<br>30.08.2043       | BGL135232      |

End of register



