

Title Number : NGL534189

This title is dealt with by Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

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This extract shows information current on 13 APR 2013 at 15:07:49 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL534189
Address of Property	: land in Chester Square, Eccleston Street, Ebury Street and Ebury Mews East, Belgravia, London
Price Stated	: Not Available
Registered Owner(s)	: GROSVENOR ESTATE BELGRAVIA of (Co. Regn. No. 1138134) of 70 Grosvenor Street, London W1K 3JP.
Lender(s)	: None

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 APR 2013 at 15:07:49. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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## A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

### CITY OF WESTMINSTER

1 (30.05.1984) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being land in Chester Square, Eccleston Street, Ebury Street and Ebury Mews East, Belgravia, London.

NOTE 1: As to the part tinted blue on the title plan only the basement vaults are included in the title.

NOTE 2: The land tinted green on the title plan is not included in the title.

2 (30.05.1984) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 27 March 1984  
Term : 200 years from 25 March 1984  
Rent : £1,000 (subject to review)  
Parties : (1) The Trustees of The Will of The Most Noble The  
2nd Duke  
of Westminster  
(2) Grosvenor Estates

NOTE 1: The lease comprises also other land

NOTE 2: Copy lease filed under NGL491184

3 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

4 (10.02.1999) As to the parts edged and numbered in green on the title plan LEASE DETERMINED. REGISTER CLOSED.

5 (06.04.1999) In addition to the land edged and numbered NGL771244 in green on the title plan the ground floor of the part edged and numbered 1 in blue on the title plan has been removed under title number NGL771244.

6 (29.09.2004) In addition to the land edged and numbered NGL839483 in green on the title plan, the vaults below pavement level as to the part edged and numbered 2 on the title plan have been removed under title number NGL839483.

7 (20.01.2006) In addition to the land edged and numbered NGL857967 in green on the title plan the ground, first and second floors of the part edged and numbered 3 in blue on the title plan have been removed under title NGL857967.

8 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and

## A: Property Register continued

benefit or affect the registered land.

- 9 (15.05.2009) The land has the benefit of the rights reserved by a lease of 52 Ebury Street dated 30 April 2009 made between (1) Grosvenor Estate Belgravia and (2) European Travel Services Limited for a term from 11 April 2009 to 24 December 2011.  
- Note: Copy filed.
- 10 (19.10.2010) In addition to the land edged and numbered NGL857001 in green on the title plan the land excluding the airspace above the buildings of the part edged and numbered 4 in blue on the title plan has been removed under title number NGL857001.
- 11 (19.10.2010) In addition to the land edged and numbered NGL857002 in green on the title plan the land excluding the airspace above the buildings of the part edged and numbered 5 in blue on the title plan has been removed under title number NGL857002.
- 12 (19.10.2010) As to the part edged and numbered 6 in blue on the title plan the land excluding the airspace above the buildings has been removed under title number NGL892245.
- 13 (19.10.2010) As to the part edged and numbered 7 in blue on the title plan the land excluding the airspace above the buildings has been removed under title number NGL857967.
- 14 (19.10.2010) The landlord's title is registered.
- 15 (24.10.2011) As to the part edged and numbered 8 in blue on the title plan the land excluding the airspace above the buildings has been removed under title number NGL921763.
- 16 (24.10.2011) The vaults below pavement level as to the part edged and numbered 9 in blue on the title plan have been removed under title number NGL921763.

## 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 (30.05.1984) PROPRIETOR: GROSVENOR ESTATE BELGRAVIA of (Co. Regn. No. 1138134) of 70 Grosvenor Street, London W1K 3JP.
- 2 (30.05.1984) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

## C: Charges Register

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

- 1 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 The parts of the land affected thereby are subject to such easements and rights as any transfer of the freehold estate in neighbouring property has had the effect of granting by virtue of section 10(2)(i) of the Leasehold Reform Act 1967.
- 3 Ebury Mews East is subject to rights of way.
- 4 (15.03.2000) The Communal Garden included in the title is subject

## C: Charges Register continued

to rights to walk therein granted by leases of neighbouring land.

- 5 (10.05.2001) The communal garden included in the title is subject to rights to walk therein.
- 6 (06.11.2003) The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 7 (29.06.2005) The land is subject to the easements granted by a lease of Office Suite 4 on the half landing between the first and second floors, 38 Ebury Street from 24 June 2005 to 23 June 2008.
- NOTE: Copy filed.*
- 8 (06.09.2006) UNILATERAL NOTICE affecting 72 Chester Square in respect of a notice pursuant to Section 5(5) of the Leasehold reform Act 1967 that a notice dated 5 September 2006 has been served under that Act.
- 9 (06.09.2006) BENEFICIARY: 72 Chester Square Limited of 72 Chester Square, London SW1W 9DU and care of Pemberton Greenish (ref: djwg/15228.1) 45 Pont Street, London SW1X 0BX.
- 10 (15.05.2007) Option to renew contained in a Lease dated 20 December 2006 of 69 Chester Square to Julio Emilio Nunez for 4 years from 25 December 2009. Copy filed under LN206472.

## Schedule of notices of leases

- |   |                        |                     |   |
|---|------------------------|---------------------|---|
| 1 | 30.05.1984<br>LN206472 | 69 Chester Square   | 25.03.1961<br><br>46~ years from<br>29.9.1960 |
| 2 | 30.05.1984             | 70 Chester Square   | 16.10.1979<br>20 years from<br>29.9.1979      |
| 3 | 30.05.1984             | 30 Eccleston Street | 06.12.1973<br>33 years from<br>25.12.1973     |
| 4 | 30.05.1984             | 32 Eccleston Street | 22.06.1972<br>25 years from<br>25.3.1972      |
| 5 | 30.05.1984             | 36 Ebury Street     | 01.12.1972<br>34' years from<br>25.3.1972     |

NOTE: By a Deed dated 24 November 1983 made between (1) The Trustees of The Will of The Most Noble The Second Duke of Westminster Deceased and (2) Lakebrook Investments Limited the terms of the said Lease dated 1 December 1972 were expressed to be varied. (Copy filed)

- |   |                         |                        |  |
|---|-------------------------|------------------------|--|
| 6 | 30.05.1984<br>NGL357253 | 40 and 42 Ebury Street | 03.08.1979<br><br>62~ years from<br>29.9.1978    |
| 7 | 30.05.1984<br>NGL413275 | 48 Ebury Street        | 22.12.1981<br><br>55 years from<br>29.9.1981     |
| 8 | 17.09.1985<br>NGL527836 | 52 Ebury Street        | 03.04.1985<br><br>25 years from<br>25.3.1984     |
| 9 | 12.03.1992<br>NGL693553 | 76 Chester Square      | 13.12.1991<br><br>64 years (and<br>12 days) from |

## Schedule of notices of leases continued

			13.12.1991
10	12.03.1992 NGL693554	76 Ebury Mews East	13.12.1991  64 years and 12 days from 13.12.1991
11	29.07.1996 NGL740241	73 Chester Square	12.07.1996  59 years and 167 days from 12.7.1996
12	13.12.1996 NGL744705	24 Eccleston Street	31.01.1996  24 years and 54 days from 31.1.1996
13	13.12.1996 NGL744706	26 Eccleston Street	31.01.1996  24 years and 54 days from 31.1.1996
14	20.08.1999 NGL776278	28 Eccleston Street	10.08.1998  99 years from 10.8.1998
15	02.11.1999 NGL778932	70 Chester Square	11.10.1999  90 years from 29.9.1999
16	28.04.2000 NGL785563	30 Eccleston Street	04.04.2000  25.3.2000 to 9.8.2097
17	28.09.2005 NGL853452	54A Ebury Street	11.07.2005  10 years from 24.6.2005
18	27.10.2006 NGL871509	50 Ebury Street	22.06.2006  15 years from 25.3.2006
19	08.01.2007 NGL874360	75 Ebury Mews East  (excluding airspace above land and buildings)	08.12.2006  From 8.12.2006 to 24.12.2130
20	30.10.2007 NGL889035	54 Ebury Street (Ground Floor and Basement Premises)	28.08.2007  10 years from 28.8.2007

End of register