

Title Number : NGL753081

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 3 NOV 2014 at 15:04:15 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	: NGL753081
Address of Property	: 2 Fitzroy Square
Price Stated	: Not Available
Registered Owner(s)	: GRIFFITH RHYS-JONES and JOANNA FRANCES RHYS-JONES of Apartment 1, Sebastian House, 2-4 Sebastian Street, London EC1.
Lender(s)	: None

Title number NGL753081

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 3 NOV 2014 at 15:04:15. 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.

CAMDEN

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 Fitzroy Square.

NOTE:-As to the part tinted blue on the filed plan only the vaults and cellars are included in the title.

- 2 (27.08.1997) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 1 April 1997 made between (1) Parkside Holdings Limited and (2) Royal Bio Engineering (United Kingdom) Limited:-

TOGETHER with the Rights but excepting and reserving out of the Property the Exceptions and Reservations for the benefit of the Retained Land

SCHEDULE 1

(the Rights)

1. The right for the Buyer and its successors in title to the Property to run water soil gas fuel oil electricity telephone signals and other services through any Conduits which now are under or over the Retained Land with power at all times on giving to the owner or occupier for the time being of the Retained Land reasonable notice (except in an emergency when no notice is required) to enter onto so much as is reasonably necessary of the Retained Land for the purpose repairing renewing maintaining inspecting replacing or cleansing such Conduits PROVIDED that the rights contained in this paragraph are at all times SUBJECT to the persons exercising those rights:-

1.1 making good all damage caused to the Retained Land or any buildings for the time being erected on the Retained Land to the reasonable satisfaction of the owner for the time being of the property affected

1.2 paying all reasonable compensation to any person affected for any damage not capable of being made good as mentioned above

2. The right of support for the Property (and all buildings on it) from the Retained Land (and all buildings on it)

SCHEDULE 2

(The Exceptions and Reservations)

1. The right for the Seller and its successors in title to the Retained Land to run water soil gas fuel electricity telephonic signals and other services through any Conduits which now are under or over the Property with power at all times on giving to the owner or occupier for the time being of the Property reasonable notice (except in an emergency when no notice is required) to enter onto so much as is reasonably necessary of the Property for the purpose repairing renewing maintaining inspecting replacing or cleansing such Conduits PROVIDED that the rights contained in this paragraph are at all times SUBJECT to the persons exercising those rights:-

A: Property Register continued

1.1 making good all damage caused to the Property or any buildings for the time being erected on the Property to the reasonable satisfaction of the owner for the time being of the property affected

1.2 paying all reasonable compensation to any person affected for any damage not capable of being made good as mentioned above

2. The right of uninterrupted and unimpeded access of light and air to the Retained Land over the Property

3. The right of support for the Retained Land (and all buildings on it) from the Property (and all buildings on it).

NOTE:-The retained land referred to is now registered under NGL754090.

3 (27.08.1997) The Transfer dated 1 April 1997 referred to above contains the following provision:-

The walls separating the Property from the Retained Land known as 1 Grafton Mews are party walls

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 (22.01.1998) Proprietor: GRIFFITH RHYS-JONES% AND %JOANNA FRANCES RHYS-JONES of Apartment 1, Sebastian House, 2-4 Sebastian Street, London EC1.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		NGL753081	
ORDNANCE SURVEY PLAN REFERENCE ©	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 2982
Scale: 1/1250		© Crown copyright 1988	

BOROUGH OF CAMDEN

Old Reference LN VII 42 J



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