

Title Number : NGL422260

This title is dealt with by HM 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.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 31 MAY 2019 at 13:48:45 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL422260
Address of Property	: 57a Tufton Street, London (SW1P 3QL)
Price Stated	: Not Available
Registered Owner(s)	: JOHN GORDON CLUFF of 57a Tufton Street, London SW1P 3QL.
Lender(s)	: Hampden & Co. PLC

Title number NGL422260

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 MAY 2019 at 13:48:45. This copy does not take account of any application made after that time even if still pending in HM 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.

CITY OF WESTMINSTER

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 57a Tufton Street, London (SW1P 3QL).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer dated 28 April 1982 made between (1) The Lord Mayor and Citizens of The City of Westminster and (2) Phoebette Sitwell.

-NOTE: Original filed.
- 3 The land edged and lettered A in red on the title plan added to the title on 11 August 1983.
- 4 The land edged and lettered A in red on the title plan is not included in the Transfer dated 28 April 1982 referred to above.

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 (04.03.1994) PROPRIETOR: JOHN GORDON CLUFF of 57a Tufton Street, London SW1P 3QL.
- 2 (28.02.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 23 February 2017 in favour of Hampden & Co. PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The land is subject to such restrictive covenants as may have been imposed thereon before 1 January 1909 and are still subsisting and capable of being enforced.
- 2 The land is subject to such easements and rights as any transfer of neighbouring property had the effect of granting by virtue of Section 10(2) of the Leasehold Reform Act 1967.
- 3 The land is subject to rights of drainage and rights in respect of water gas and electricity supply services and rights of entry.
- 4 The land edged and lettered A in red on the title plan is affected by

C: Charges Register continued

Entries above.

- 5 The land is subject to the following rights reserved by a Transfer of the land edged and lettered A in red on the filed plan dated 21 July 1983 made between (1) The Lord Mayor and Citizens of The City of Westminster and (2) Phoebette Sitwell:-

"EXCEPTING AND RESERVING firstly unto the Vendor their lessees and tenants owners and occupiers of 57 Tufton Street aforesaid the right in common with the purchaser and her successors in title and all other persons for the time being having the like right at all times and for all purposes to pass and re-pass on foot only over and along the area shown coloured blue on the said plan and secondly unto the Vendor the right of free passage and running of gas electricity or other illuminant or source of power water and soil from and to other parts of the property comprised in Title Number NGL336887 through all cisterns tanks sewers and drains gutters pipes wires cables ducts and conduits which now are or may at any time hereafter be in under or upon the property hereby transferred together with all easements rights and privileges proper for repairing maintaining and reinstating the same."

NOTE: No copy of the plan showing the land coloured blue is held by Land Registry.

- 6 (28.02.2017) The land is subject, for a term of 99 years from 24 June 1925, to the rights reserved by a lease dated 30 January 1928 made between (1) The London County Council and (2) Frederick Ernest Williams, which is now determined.

-NOTE: Copy lease filed under 352939.

- 7 (28.02.2017) REGISTERED CHARGE dated 23 February 2017.
- 8 (28.02.2017) Proprietor: HAMPDEN & CO. PLC (Scot. Co. Regn. No. SC386922) of 9 Charlotte Square, Edinburgh EH2 4DR.
- 9 (28.02.2017) The proprietor of the Charge dated 23 February 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register