

Title Number : NGL358769

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 30 MAY 2008 at 23:30:45 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	: NGL358769
Address of Property	: 39 and 41 Craven Hill Gardens, (W2 3EA)
Price Stated	: Not Available
Registered Owner(s)	: 38/41 CHG RESIDENTS COMPANY LIMITED (Co. Regn. No. 3881786) of 103a Westbourne Grove, London W2 4UW.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 30 MAY 2008 at 23:30:45. 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.

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- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 39 and 41 Craven Hill Gardens, (W2 3EA).
- 2 The blue tinting on the filed plan shows the extent of the vaults and cellars lying beneath Craven Hill Gardens which are included in the title.
- 3 The Transfer dated 2 December 1971 referred to in the Charges Register contains a provision that the walls separating 37 from 38 Craven Hill Gardens and the walls separating 41 from 12 Craven Hill Mews are party walls and shall be repaired accordingly.
- 4 (23.11.1994) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (14.06.2000) PROPRIETOR: 38/41 CHG RESIDENTS COMPANY LIMITED (Co. Regn. No. 3881786) of 103a Westbourne Grove, London W2 4UW.
- 2 (14.06.2000) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (14.06.2000) The Transfer to the proprietor contains a covenant of indemnity in respect of the covenants and conditions on the part of the Lessor contained in the Leases set out in the Schedule of Leases hereto.

C: Charges Register

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

- 1 The land is subject to the following exceptions and reservations contained in a Transfer of the land in this title and other land dated 2 December 1971 made between (1) The Trustees of Westminster Amalgamated Charity on Behalf of the Official Custodian for Charities and (2) British Freehold Investments Limited:-

There is excepted out of the Transfer hereby made any easement or right of light air or otherwise which would restrict or interfere with the free use of any adjoining or neighbouring land retained by the said Charity in the said Title Number LN235971 for building or any other purpose.

There is excepted and reserved out of the Transfer hereby made unto the said Official Custodian for Charities in fee simple for the benefit of the

C: Charges Register continued

adjoining or neighbouring land retained by the said Charity in the said title No.LN235971 and every part thereof all drains watercourses lights rights or quasi rights of support and other liberties privileges and advantages now used or enjoyed with such adjoining or neighbouring land or any part thereof.

- 2 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.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	31.12.1976 2 (part of)	Flat 12A, 39 Craven Hill Gardens. (Third mezzanine floor flat)	29.11.1976 99 years from 25.3.1976	NGL296007
2	14.03.1977 1 (part of)	Flat 10, Craven Hill Gardens, (second mezzanine floor flat)	04.03.1977 99 years from 25.3.1976	NGL300587
3	29.04.1977 4 (part of)	Flat 10, 41 Craven Hill Gardens, (second mezzanine floor flat)	13.04.1977 99 years from 25.3.1976	NGL303430
4	07.07.1977 1 (part of)	Flat 14, 39 Craven Hill Gardens, (third mezzanine floor flat)	15.02.1977 99 years from 25.3.1976	NGL307842
5	13.10.1977 2 (part of)	Flat 5, 39 Craven Hill Gardens, (first mezzanine floor flat)	26.09.1977 99 years from 25.3.1976	NGL314057
6	09.11.1977 3 (part of)	Flat 5, 41 Craven Hill Gardens, (first mezzanine floor flat)	26.09.1977 99 years from 25.3.1976	NGL315835
7	20.01.1978 1 (part of)	Flat 17, 39 Craven Hill Gardens, (fourth and fifth floor flat)	16.11.1977 99 years from 25.3.1976	NGL320579
8	21.06.2001 2 (part of)	Flat 3, 39 Craven Hill Gardens (Ground Floor Flat)	24.05.2001 999 years from 25.12.2000	NGL799424
9	09.08.2001 3 (part of)	Flat 12, 41 Craven Hill Gardens (Second Floor Flat)	01.08.2001 999 years from 25.12.2000	NGL800955
10	09.08.2001 3 (part of)	Flat 8, 41 Craven Hill Gardens (First Floor Flat)	23.07.2001 999 years from 25.12.2000	NGL800957
11	09.08.2001 3 (part of)	Flat 17, 41 Craven Hill Gardens (Fourth and fifth floors)	12.07.2001 999 years from 25.12.2000	NGL800958
12	10.08.2001 2 (part of)	Flat 12, 39 Craven Hill Gardens (Second Floor Flat)	12.07.2001 999 years from 25.12.2000	NGL801011
13	10.08.2001 4 (part of)	Flat 4, 41 Craven Hill Gardens (Ground Floor Flat)	18.07.2001 999 years from 25.12.2000	NGL801012
14	10.08.2001 2 (part of)	Flat 8, 39 Craven Hill Gardens (First Floor Flat)	06.08.2001 999 years from 25.12.2000	NGL801013
15	10.08.2001 4 (part of)	Flat 15, 41 Craven Hill Gardens (Third Floor Flat)	12.07.2001 999 years from 25.12.2000	NGL801014

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Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
16	03.09.2001 4 (part of)	Flat 11, 41 Craven Hill Gardens (Second Floor Flat)	23.08.2001 999 years from 25.12.2000	NGL801689
17	03.09.2001 2 (part of)	Flat 9, 39 Craven Hill Gardens (Second Mezzanine floor flat)	15.08.2001 999 years from 25.12.2000	NGL801690
18	03.09.2001 2 (part of)	Flat 18, 39 Craven Hill Gardens (Fourth and Fifth Floor Flat)	09.08.2001 999 years from 25.12.2000	NGL801692
19	11.09.2001 4 (part of)	Flat 7, 41 Craven Hill Gardens (First Floor Flat)	10.04.2001 999 years from 25.12.2000	NGL801954
20	20.09.2001 1 (part of)	Flat 2, 39 Craven Hill Gardens (Basement Flat)	28.08.2001 999 years from 25.12.2000	NGL802286
21	03.12.2001 4 (part of)	Flat 18, 41 Craven Hill Gardens (Fourth and Fifth Floors)	04.09.2001 999 years from 25.12.2000	NGL804674
22	03.12.2001 4 (Part of)	Flat 2, 41 Craven Hill Gardens (Basement Flat)	24.07.2001 999 years from 25.12.2000	NGL804675
23	10.12.2001 3 (part of)	Flat 3, 41 Craven Hill Gardens (Ground Floor)	12.07.2001 999 years from 25.12.2000	NGL804938
24	14.12.2001 3 (part of)	Flat 1, 41 Craven Hill Gardens (Basement Flat)	08.11.2001 999 years from 25.12.2000	NGL805086
25	31.01.2002 3 (part of)	Flat 12A, 41 Craven Hill Gardens (Third Mezzanine Floor Flat)	05.12.2001 999 years from 25.12.2000	NGL806389
26	13.02.2002 4 (part of)	Flat 6, 41 Craven Hill Gardens (First Mezzanine Floor Flat)	01.02.2002 999 years from 25.12.2000	NGL806784
27	21.02.2002 4 (part of)	Flat 14, 41 Craven Hill Gardens (Third Mezzanine Floor Flat)	26.07.2001 999 years from 25.12.2000	NGL807103
28	07.03.2002 1 (part of)	Flat 15, 39 Craven Hill Gardens (Third Floor Flat)	27.02.2002 999 years from 25.12.2000	NGL807574
29	16.04.2002 1 (part of)	Flat 6, 39 Craven Hill Gardens (First Mezzanine Floor)	03.04.2002 999 years from 25.12.2000	NGL808651
30	19.09.2002	Flat 16, 41 Craven Hill Gardens (Third Floor Flat)	03.09.2002 999 years from 25.12.2000	NGL813500
31	05.12.2002 2 (part of)	Flat 1, 39 Craven Hill Gardens (Basement Flat)	26.11.2002 999 years from 25.12.2000	NGL816200
32	13.12.2002 1(part of)	Flat 7, 39 Craven Hill Gardens (First Floor Flat)	25.11.2002 999 years from 25.12.2000	NGL816472
33	10.02.2003 3 (part of)	Flat 9, 41 Craven Hill Gardens. (Second Mezzanine Floor Flat)	03.02.2003 999 years from 25.12.2000	NGL818408
34	12.04.2005 2 (part of)	Flat 16, 39 Craven Hill Gardens (Third floor flat)	16.07.2004 999 years from	NGL846967

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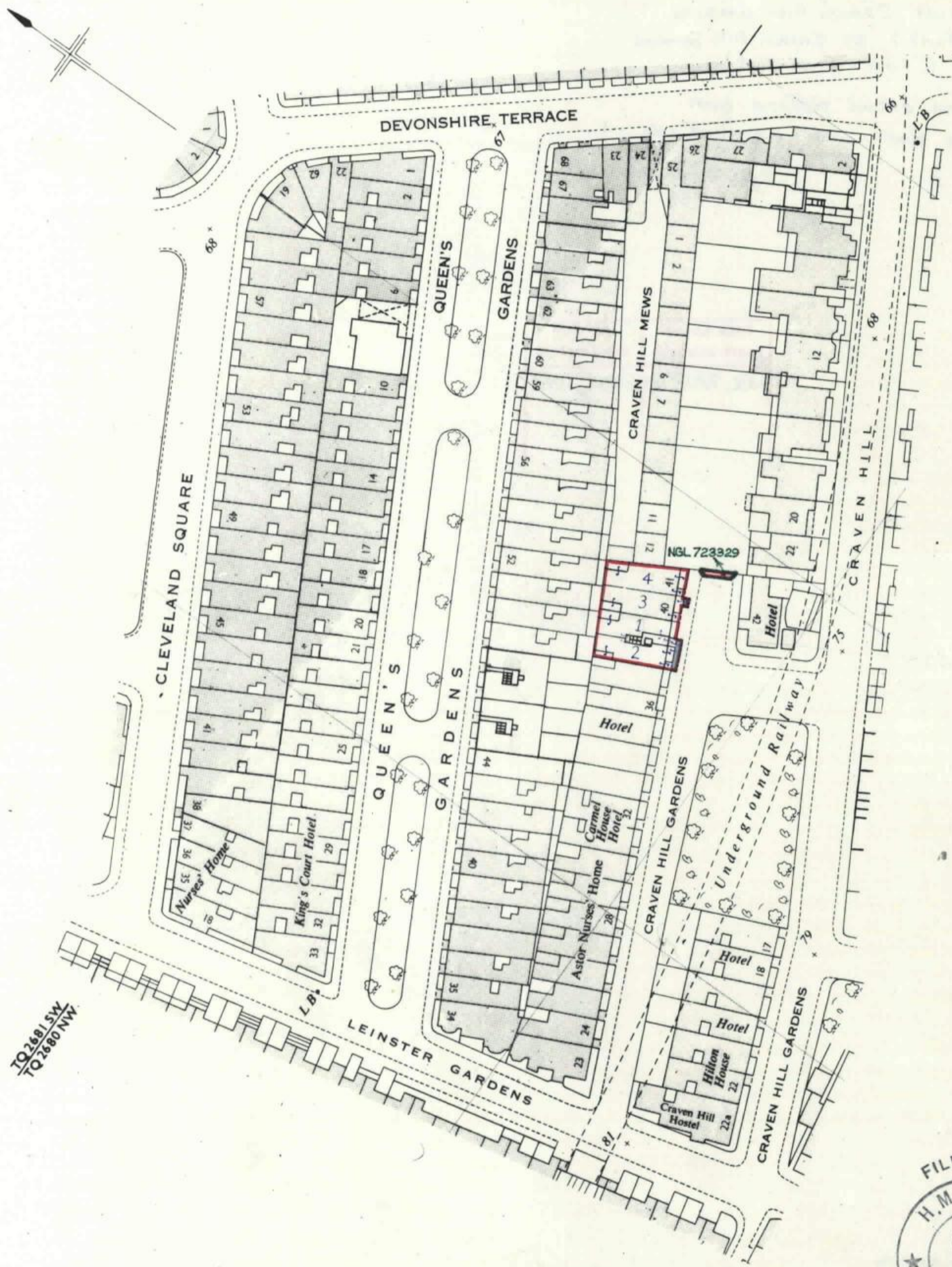
Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			25.12.2000	
35	27.04.2005 1 (Part of)	Flat 4, 39 Craven Hill Gardens (Ground Floor Flat)	18.04.2005 999 years from 25.12.2000	NGL847555
36	04.05.2005 1 (Part of)	Flat 11, 39 Craven Hill Gardens (Second Floor Flat)	20.04.2005 999 years from 25.12.2000	NGL847766

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		NGL 358769	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 2680
Scale: 1/1250			© Crown Copyright 1977

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