

Title Number : TGL408309

This title is dealt with by Land Registry, Telford 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 19 MAR 2015 at 20:45:13 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	: TGL408309
Address of Property	: the first floor flat being 163 Merrow Street, London and garden ground (SE17 2NY)
Price Stated	: £357,300
Registered Owner(s)	: PAUL WILLIAM FLEMING and SIMON CHARLES BREARS of 163 Merrow Street, London SE17 2NY.
Lender(s)	: Barclays Bank PLC

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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 19 MAR 2015 at 20:45:13. 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.

SOUTHWARK

- 1 (24.09.2014) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above title filed at Land Registry and comprising the first floor flat being 163 Merrow Street, London and garden ground (SE17 2NY).
- 2 (24.09.2014) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 3 (24.09.2014) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 20 March 2006 made between (1) Church Commissioners for England and (2) Grainger Geninvest No. 2 (2006) LLP.

NOTE: Copy filed under TGL277159.

- 4 (24.09.2014) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 10 May 2013 made between (1) Grainger Invest No.2 LLP and (2) Walworth Investment Properties Limited.

NOTE: Copy filed.

- 5 (24.09.2014) The Transfer dated 10 May 2013 referred to above contains provisions as to light or air and boundary structures.
- 6 (24.09.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 4 September 2014
Term : 125 years from 1 January 2013
Parties : (1) Walworth Investment Properties Limited
(2) Paul William Fleming and Simon Charles Brears
- 7 (24.09.2014) The landlord's title is registered.

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 (24.09.2014) PROPRIETOR: PAUL WILLIAM FLEMING and SIMON CHARLES BREARS of 163 Merrow Street, London SE17 2NY.
- 2 (24.09.2014) The price, other than rents, stated to have been paid on

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B: Proprietorship Register continued

the grant of the lease was £357,300.

- 3 (24.09.2014) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 4 September 2014 in favour of Barclays Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (24.09.2014) REGISTERED CHARGE dated 4 September 2014.
- 2 (24.09.2014) Proprietor: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of P.O. Box 187, Leeds LS11 1AN.
- 3 (24.09.2014) The proprietor of the Charge dated 4 September 2014 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