

Title Number : TGL376877

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 20:56:26 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	: TGL376877
Address of Property	: Flat 76, Roffo Court, Boundary Lane, London (SE17 2FP)
Price Stated	: Not Available
Registered Owner(s)	: REBECCA ANNA-MARIE LURY and DANIEL NICHOLAS GARFIELD of Flat 76, Roffo Court, Boundary Lane, London SE17 2FP.
Lender(s)	: Leeds Building Society

Title number TGL376877

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 20:56:26. 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 (02.04.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Flat 76, Roffo Court, Boundary Lane, London (SE17 2FP).

NOTE: Only the first floor is included in the title.

- 2 (02.04.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 15 March 2013
Term : 130 years less 5 days from 26 March 2009
Parties : (1) London & Quadrant Housing Trust
(2) Daniel Nicholas Garfield

NOTE: The tenant is under an obligation to surrender the lease in the circumstances therein mentioned.

- 3 (02.04.2013) The Lease prohibits or restricts alienation.
- 4 (02.04.2013) The title includes any legal easements referred to in clause LR11.1 of the registered head-lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

NOTE: Registered head-lease filed under title TGL337290.

- 5 (02.04.2013) 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.
- 6 (02.04.2013) The landlord's title is registered.
- 7 (01.10.2014) A Memorandum dated 14 March 2014 made between (1) Daniel Nicholas Garfield and (2) London & Quadrant Housing Trust relates to the purchase of the final share in accordance with the terms of the registered lease.

NOTE: Copy filed.

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 (01.10.2014) PROPRIETOR: REBECCA ANNA-MARIE LURY and DANIEL NICHOLAS GARFIELD of Flat 76, Roffo Court, Boundary Lane, London SE17 2FP.
- 2 (02.04.2013) RESTRICTION: No disposition of the registered estate

B: Proprietorship Register continued

(other than a charge) 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 certificate signed by the proprietor for the time being of the estate registered under title number TGL337290 or their conveyancer that the provisions of clauses 3.18 and 3.19 of the registered lease have been complied with or that they do not apply to the disposition.

3 (01.10.2014) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

4 (01.10.2014) 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 14 March 2014 in favour of Leeds Building Society referred to in the Charges Register.

C: Charges Register

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

1 (01.10.2014) REGISTERED CHARGE dated 14 March 2014.

2 (01.10.2014) Proprietor: LEEDS BUILDING SOCIETY of 105 Albion Street, Leeds LS1 5AS.

End of register