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Official copy of register of title

Title number 363851

Edition date 22.09.2022

- This official copy shows the entries on the register of title on 18 OCT 2022 at 15:18:46.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 18 Oct 2022.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

A: Property Register

This register describes the land and estate comprised in the title.

CITY OF WESTMINSTER

- 1 (02.11.1928) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Strathmore Court, 137-149 Park Road and 4-14 Lodge Road, London (NW8 7HT).
- 2 (07.05.2014) The edged and numbered 1 in yellow on the title plan are no longer of any significance and should be ignored since the entries in the register which gave rise to the references have been cancelled.

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 (13.02.2014) PROPRIETOR: STC INVESTMENTS LIMITED (incorporated in Guernsey) of 1st and 2nd Floors, Elizabeth House, Les Ruettes Brayes, St Peter Port, Guernsey.
- 2 (13.02.2014) The price stated to have been paid on 24 January 2014 was £38,000,000.
- 3 (13.02.2014) A Transfer dated 24 January 2014 made between (1) Alasbahia Incorporated and (2) Strathmore Court Guernsey Limited contains purchaser's personal covenants.
NOTE: Copy filed.
- 4 (12.04.2022) 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 22 March 2022 in favour of HSBC Corporate Trustee Company (UK) Limited referred to in the Charges Register.
- 5 (22.09.2022) RESTRICTION: After 31 January 2023 no disposition within section 27(2)(a), (b)(i) or (f) of the Land Registration Act 2002 is to be completed by registration unless one of the provisions in paragraph

B: Proprietorship Register continued

3(2)(a)-(f) of Schedule 4A to that Act applies.

C: Charges Register

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

- 1 The land is subject so far as affected thereby to the provisions as to rights of light and air contained in an Agreement dated 25 January 1913 made between (1) Walpole Edwin Eyre and Henry Samuel Walpole Eyre (Freeholders) (2) Edward William Jennings and Fitzlaurence Percival Dudley Jennings (Eyre Lessees) (3) Courage & Company Limited (Company) and (4) Cobbetts Cricket Bat Company Limited (Courage Lessees).

NOTE: Copy Agreement filed.

- 2 A Conveyance dated 24 October 1928 made between (1) Henry Samuel Walpole Eyre and Robert Stephen Kingsmill Eyre (Vendors) (2) Henry Samuel Walpole Eyre and others (3) Edward William Jennings (Purchaser) and (4) John Goodenday (Sub-Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Transfer of the land in this title dated 12 May 1931 made between (1) John Goodenday and (2) The Trustees of the United District of the Ancient Order of Foresters (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto and to such rights of way, passage and running of water soil gas and electricity, support shelter and protection, entry and other rights as are granted by those leases.
- 5 (05.08.2015) By a Deed dated 27 July 2015 made between (1) Strathmore Court Guernsey Limited (2) Natures Way (Herbs) Limited and (3) Lili Pitt the terms of the lease dated 15 May 2008 of Ground Floor Shop, 141 Park Road referred to in the schedule of leases hereto were varied.

NOTE 1: Copy Deed filed under NGL897202.

- 6 (12.04.2022) REGISTERED CHARGE contained in a Debenture dated 22 March 2022.
- 7 (12.04.2022) Proprietor: HSBC CORPORATE TRUSTEE COMPANY (UK) LIMITED (Co. Regn. No. 06447555) of 8 Canada Square, London E14 5HQ.
- 8 (12.04.2022) The proprietor of the Charge dated 22 March 2022 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.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 24 October 1928 referred to in the Charges Register:-

"THE Sub-Purchaser hereby covenants with the Vendors (to the intent and so as to bind so far as practicable the property hereby conveyed into whosoever hands the same may come but not so as to render the Sub-Purchaser personally liable in damages for any breach of covenant committed after he shall have parted with all interest in the property hereby conveyed) not to use or permit the property hereby conveyed or any part thereof to be used for any noisy offensive or dangerous trade or business or do or permit to be done thereon any act or thing which may be or become a damage nuisance or an annoyance to the owners or owner for the time being of other portions of the said St. Johns Wood Estate now known as the "Eyre Estate" adjoining or neighbouring to the property hereby conveyed or any part thereof or their or his tenants PROVIDED ALWAYS that nothing herein contained shall operate to prevent the carrying on on the said property hereby conveyed of the trade or business of a Motor Garage and Petrol Station provided the same is properly conducted."

- 2 The following are details of the covenants contained in the Transfer

Schedule of restrictive covenants continued

dated 12 May 1931 referred to in the Charges Register:-

"THE Purchasers hereby covenant with the said John Goodenday to the intent and so as to bind (so far as practicable) the property hereby transferred into whosoever hands the same may come but so as to bind themselves as such Trustees of the said London United District of the Ancient Order of Foresters and (so far as they can) their successors in the office of Trustees of the said Society so far as the same may be available but not so as to render themselves or their successors in office personally liable at any time or to render the said Society or the funds or income thereof liable in damages for any breach of covenant committed after they shall have parted with all interest in the premises in respect of which such breach shall occur not to use or permit to be used the premises hereby transferred or any part thereof for any noisy offensive or dangerous trade or business nor do or permit to be done thereon any act or thing which may be or become a damage nuisance or annoyance to the owners or owner for the time being of any portion of the estate at St. Johns Wood now known as the "Eyre Estate" adjoining or neighbouring to the premises or any part thereof or their or his tenants or for the purposes of a public motor garage or petrol station."

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	07.12.2006 Edged and numbered 2 and 6 (part of)	Ground Floor Shop 149 Park Road	25.04.2006 15 years from 15.4.2006	NGL873277
2	11.03.2008 Edged and numbered 3 and 4 in yellow (part of)	Ground floor shop 6-8 Lodge Road	06.12.2007 15 years from 24.03.2007	NGL894771
3	04.06.2008 Edged and numbered 3 in yellow (part of) NOTE: See entry in the Charges Register relating to a Deed of Variation dated 27 July 2015.	Ground Floor Shop, 141 Park Road	15.05.2008 15 years from 28.1.2008	NGL897202
4	20.08.2008 Edged and numbered 3 in yellow (Part of)	Ground Floor Shop 139a Park Road	20.05.2008 15 years from 21.8.2006	NGL899005
5	22.11.2013 Edged and numbered 3 in yellow (part of)	Ground Floor, 137/139 Park Road	21.11.2013 15 years from 1.4.2011	NGL938752
6	23.12.2015 premises at the rear of 4 Lodge Road,	premises at the rear of 4 Lodge Road, London	11.12.2015 from and including 11.12.2015 to and including 24.1.2028	NGL956443
7	02.10.2017 Edged and numbered 2 in yellow (part of)	Ground Floor Premises, 147 Park Road	26.09.2017 From, and including, 28.3.2017 ending on, and including,	NGL973355

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			27.3.2032	
8	02.10.2018 Edged and numbered 4 in yellow (part of)	12-14 Lodge Road (ground floor)	20.09.2018 10 years beginning on and including 20.9.2018 and ending on and including 19.9.2028	NGL982332
9	15.11.2018 Edged and numbered 2 in yellow (part of)	Ground floor shop, 145 Park Road	24.06.2014 Beginning on and including 24.6.2014 and ending on and including 23.6.2029	NGL983309
10	26.07.2019 Edged and numbered 3 yellow (part of)	Ground Floor Shop, 4 Lodge Road	22.07.2008 20 years from 25.1.2008	NGL898708

End of register