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Official copy of register of title

Title number EGL456349

Edition date 12.04.2017

- This official copy shows the entries on the register of title on 15 OCT 2024 at 11:58:25.
- 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 15 Oct 2024.
- 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, Birkenhead Office.

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.

HAVERING

- 1 (09.06.2003) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 17, Kipling Towers, Heaton Avenue, Romford (RM3 7HT).

NOTE: Only the fourth floor flat is included in the title.

- 2 (09.06.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 12 May 2003
 Term : 125 years from 4/12/1989
 Rent : as therein mentioned
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering (Lessor)
 (2) Philip Pafnouti (Lessee)
- 3 (09.06.2003) The registered Lease is made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 5 (14.09.2009) 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

B: Proprietorship Register continued

- 1 (12.04.2017) PROPRIETOR: RUDOLPH ALEXANDER HAMILTON and DIANE ELAINE COLE of 17 Kipling Towers, Heaton Avenue, Romford RM3 7HT.
- 2 (14.10.2015) The price stated to have been paid on 12 October 2015 was £140,000.

C: Charges Register

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

- 1 (09.06.2003) A Conveyance of the freehold estate of the land in this title and other land dated 11 July 1931 made between (1) The Enfield Waltham and Cheshunt Land Property and Investment Company Limited (2) Edith Mary Dunn and Dudley Moore Paul (3) Dudley Moore Paul and (4) Mann Crossman and Paulin Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 (09.06.2003) The following are details of the covenants contained in the Conveyance dated 11 July 1931 referred to in the Charges Register:-
 1. The Purchasers and their successors in title will not erect or suffer to be erected upon the land hereby conveyed or any part thereof any hotel public house tavern beer house off licensed shop registered club or other premises for the sale of beers wines spirits or other intoxicating liquors.
 2. The Purchasers and their successors in title will not carry on or suffer to be carried on the land hereby conveyed or any part thereof or in any building or buildings erected or to be erected thereon the trade or business of an hotel proprietor innkeeper or licensed victualler and will not permit or suffer the sale of any beers wines spirits or other intoxicating liquors on the land hereby conveyed or any part thereof in any manner or circumstances whatsoever.

End of register