

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number EGL330362

Edition date 22.02.2018

- This official copy shows the entries on the register of title on 16 DEC 2024 at 09:07:08.
- 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 16 Dec 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 (22.12.1994) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 6 Edinburgh House, Elvet Avenue, Romford (RM2 6JP).

NOTE 1: As to the part tinted blue on the filed plan only the first floor flat is included in the title.

NOTE 2: As to the part numbered 1 in blue on the filed plan only the ground floor store is included in the title.

- 2 (22.12.1994) There are excluded from this registration the mines and minerals excepted by a Conveyance of the freehold estate in the land in this title and other land dated 21 October 1961 made between (1) The British Transport Commission and (2) The Mayor Aldermen and Burgesses of The Borough of Romford in the following terms:-

"THERE are not included in the Conveyance any mines or minerals under the property or any right of support from any mines or minerals whatsoever."

- 3 (22.12.1994) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
- | | |
|---------|---|
| Date | : 12 December 1994 |
| Term | : 125 years from 20 February 1984 |
| Rent | : £10 and service charge |
| Parties | : (1) The Mayor and Burgesses of the London Borough of Havering |
| | (2) Peter Desson |
| | (3) Valerie Desson |

- 4 (22.12.1994) 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.

A: Property Register continued

- 5 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.
- 6 (19.04.2010) 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 (31.05.2006) PROPRIETOR: PAUL EDWARD MCKEON of 8 Reed Pond Walk, Romford, Greater London RM2 5PB.
- 2 (31.05.2006) The price stated to have been paid on 15 May 2006 was £113,000.
- 3 (31.05.2006) 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 (31.05.2006) 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 15 May 2006 in favour of Topaz Finance Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (31.05.2006) REGISTERED CHARGE dated 15 May 2006.
- 2 (22.02.2018) Proprietor: TOPAZ FINANCE LIMITED (Co. Regn. No. 5946900) of P.O. Box 112, Skipton BD23 9FB, trading as Rosinca Mortgages.
- 3 (31.05.2006) The proprietor of the Charge dated 15 May 2006 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