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Official copy of register of title

Title number EGL328024

Edition date 24.02.2011

- This official copy shows the entries on the register of title on 06 JUN 2025 at 16:08:08.
- 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 06 Jun 2025.
- 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 (14.10.1994) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 45, Overstrand House, Sunrise Avenue, Hornchurch (RM12 4YN).

NOTE 1: As to the part numbered 1 on the title plan only the eleventh floor flat is included in the title.

NOTE 2: As to the part number 2 on the title plan only the basement store is included in the title.

- 2 (14.10.1994) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 5 September 1994
 Term : 125 years from 2 May 1988
 Rent : £10 and service charge
 Parties : (1) The Mayor and Burgesses of the London Borough of Havering
 (2) Ann Ford
- 3 (14.10.1994) 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.
- 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 (24.02.2011) The landlord's title is registered.

Title number EGL328024

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 (16.09.2002) PROPRIETOR: LEE ST JOHN WALPOLE of 45 Overstrand House, Sunrise Avenue, Hornchurch, Essex RM12 4YN.
- 2 (16.09.2002) The price stated to have been paid on 5 July 2002 was £60,000.
- 3 (16.09.2002) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

End of register