

Title Number : TGL155287

This title is dealt with by HM 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 13 APR 2021 at 15:56:29 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TGL155287
Address of Property	: 10 Falcon Lane, London (SW11 2LG)
Price Stated	: £11,750,000
Registered Owner(s)	: NETWORK RAIL INFRASTRUCTURE LIMITED (Co. Regn. No. 02904587) of 1 Eversholt Street, London NW1 2DN and of landinformation@networkrail.co.uk.
Lender(s)	: None

## Title number TGL155287

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 13 APR 2021 at 15:56:29. This copy does not take account of any application made after that time even if still pending in HM 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.

#### WANDSWORTH

- 1 (13.01.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 Falcon Lane, London (SW11 2LG).
- 2 (13.01.1999) The mines and minerals are excepted.
- 3 (13.01.1999) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 26 October 1998 referred to in the Charges Register.
- 4 (13.01.1999) The Transfer dated 26 October 1998 referred to in the Charges Register contains a provision as to light or air.

### 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 (16.01.2019) PROPRIETOR: NETWORK RAIL INFRASTRUCTURE LIMITED (Co. Regn. No. 02904587) of 1 Eversholt Street, London NW1 2DN and of landinformation@networkrail.co.uk.
- 2 (16.01.2019) The price stated to have been paid on 21 December 2018 was £11,750,000.
- 3 (16.01.2019) A Transfer of the land in this title dated 21 December 2018 made between (1) COIF Nominees Limited and HSBC Bank PLC and (2) Network Rail Infrastructure Limited contains purchaser's personal covenants.

*NOTE: Copy filed.*

### C: Charges Register

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

- 1 (13.01.1999) A Transfer of the land in this title dated 26 October 1998 made between (1) Railtrack PLC (2) Bride Hall Group Limited and (3) The Central Board of Finance for the Church of England contains restrictive covenants.

*NOTE: Original filed.*

- 2 (19.08.1999) Lease dated 21 July 1998 of the land edged and numbered 1 in blue on the filed plan to Pet City Limited for 25 years from 7 May 1999.

NOTE 1: The lease grants and reserves easements as therein mentioned

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## C: Charges Register continued

NOTE 2: Lessee's title registered under TGL162970.

End of register