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Official copy of register of title

Title number SGL301847

Edition date 19.11.2013

- This official copy shows the entries on the register of title on 21 OCT 2025 at 14:03:05.
- 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 21 Oct 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, Telford Office.

A: Property Register

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

LAMBETH

- 1 (08.05.1908) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 14-16 Carroun Road, London (SW8 1JT).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Deed dated 30 June 1980 referred to in the Charges Register.
- 3 The Deed dated 30 June 1980 referred to above contains a provision as to light or air.
- 4 (01.11.2013) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (25.11.2010) PROPRIETOR: KG PROJECT LIMITED (Co. Regn. No. 07248039) of Flat 5, 39 Hyde Park Gate, London SW7 5DS.
- 2 (25.11.2010) The price stated to have been paid on 17 November 2010 was £411,000.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 27 April 1908 made between (1) Walter George Broughton (Vendor) and (2) The New London Brewery Company Limited (Purchasers) contains the following covenants:-

"The Purchasers for themselves their successors and assigns to the

C: Charges Register continued

intent that this covenant shall run with the land and be binding on the land hereby conveyed into whosever hands the same may come hereby covenant with the Vendor that at no time hereafter shall any noxious or noisy trade or business be carried on on the said premises or any part thereof nor shall anything be done or permitted thereon which may be or grow to be an annoyance to the Vendor his heirs or assigns of the owners for the time being of the adjoining opposite or neighbouring premises nor shall the height of the said premises be increased nor any lights on the South South West or West sides thereof be opened. And further that it shall be lawful for the Vendor his heirs and assigns at any time without obtaining any consent from or making any compensation to the Purchasers their Successors or assigns to deal as the Vendor his heirs and assigns may think fit with any of the premises adjoining opposite or near to the hereditaments hereby conveyed and to erect or suffer to be erected on such adjoining opposite or neighbouring premises any buildings whatsoever whether any buildings shall or shall not affect or diminish the light or air which may now or at any time hereafter be enjoyed by the Purchasers their successors or Assigns or other the Tenants or occupants of the hereditaments hereby conveyed."

- 2 A Deed of Exchange affecting the land in this title dated 30 June 1980 made between (1) Angela Mary Lattimore and (2) Charles John Darent Blake Coleman contains restrictive covenants.

NOTE: Original filed.

- 3 (19.11.2013) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	19.11.2013	Flat 14, 14-16 Carroun Road (second and third floor flat)	08.11.2013 999 years from and including 01.01.2012 to and including 31.12.3011	TGL388326

End of register