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Official copy of register of title

Title number TGL388326

Edition date 12.04.2016

- This official copy shows the entries on the register of title on 21 OCT 2025 at 14:07:15.
- 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. 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.

LAMBETH

- 1 (19.11.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Flat 14, 14-16 Carroun Road, London (SW8 1JT).

NOTE 1: As to the part tinted pink on the title plan only the second and third floors are included in the title.

NOTE 2: As to the part tinted blue on the title plan only the ground, first, second and third floors are included in the title.

NOTE 3: As to the part tinted yellow on the title plan only the ground, second and third floors are included in the title.

- 2 (19.11.2013) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 3 (19.11.2013) 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.
- 4 (19.11.2013) The Deed dated 30 June 1980 referred to above contains a provision as to light or air.
- 5 (19.11.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 8 November 2013
Term : 999 years from and including 1 January 2012 to and including 31 December 3011
Parties : (1) KG Project Limited
(2) Charles Willis
(3) 14-16 Carroun Road (Management) Limited
- 6 (19.11.2013) The Lease prohibits or restricts alienation.
- 7 (19.11.2013) 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 (12.04.2016) PROPRIETOR: ALBERT ANSAH SARPONG of 14-16 Carroun Road, London SW8 1JT.
- 2 (12.04.2016) The price stated to have been paid on 5 February 2016 was £537,000.

C: Charges Register

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

- 1 (19.11.2013) A Conveyance of the freehold estate in 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 (Purchaser) contains the following covenants:-

"The Purchasers for themselves their successors and assigns to the 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 or 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 (19.11.2013) A Deed of Exchange of the freehold estate in the land in this title and other land dated 30 June 1980 made between (1) Angela Mary Lattimore and (2) Charles John Darent Blake Coleman contains restrictive covenants.

NOTE: Original filed.

- 3 (12.04.2016) REGISTERED CHARGE dated 5 February 2016.
- 4 (12.04.2016) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

End of register