

BREEZE

AND

WYLES

SOLICITORS

Our Ref: JMA/MD/LISEWSKI

23rd SEPTEMBER 2002

Mr P Lisewski
40d Gledstanes Road
London
W14 OHU

Dear Mr Lisewski

RE: 40d Gledstanes Road

I am pleased to advise you that I have now received your Title Deeds from the Land Registry. I am taking this opportunity to enclose a copy of the official Certificate of Title showing your name as the registered owner of the property which I hope will be of interest to you.

I have retained the various details of your transaction on our file which will be readily available in the event of a future sale of the property.

If I can be of any further assistance to you in the future please do not hesitate to contact me.

Yours sincerely,



JOHN APPLETON

enc.

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Community
Legal Service





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.

HAMMERSMITH AND FULHAM

1. (13 March 1992) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being Flat D, 40 Gledstones Road, London (W14 9HU).

NOTE:-Only the second floor flat is included in the title.

2. (13 March 1992) The Conveyance dated 22 April 1954 referred to in the Charges Register contains the following provision:-

"Except and Reserving unto the Company its successors or assigns the free and uninterrupted passage and running of water and soil from other buildings and land of the Company and its lessees adjoining or near to the said property hereby conveyed through the sewers drains and watercourses which are now or may hereafter be in or under the said property Provided that nothing herein contained shall by implication of law operate to confer on the Purchaser his successors in title or the persons respectively deriving title under him or them any right to light water or any other easement right or privilege over or against any adjoining or other property belonging to the Company in respect of their interest in such property nor shall the Purchaser his successors in title or the persons respectively deriving title under him or them be entitled as against any property of the Company to acquire for the benefit of the property hereby conveyed any easement right or privilege which might affect prejudicially the future development of such property or any part thereof for building or other purposes as and when the leases affect the same or any part thereof may determine"

3. (13 March 1992) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

DATE : 14 February 1992
TERM : 125 years from 29 September 1991
RENT : £50 rising to £200
PARTIES : 1.Peter Kevin Saunders
2.Gledstones Management Limited
3.Rosemary Anne Hattrell

4. (13 March 1992) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the lease.

A: Property Register continued

5. (6 September 2002) The lessor's title is registered.
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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. (6 September 2002) **PROPRIETOR:** PAUL EDWARD LISEWSKI of Flat 40D, Gledstanes Road, London W14 9HU.
 2. (6 September 2002) The price stated to have been paid on 31 July 2002 was £249,000.
 3. (6 September 2002) **RESTRICTION:** Except under an order of the registrar no disposition or dealing by the proprietor of the land is to be registered or noted without the consent of the proprietor of the Charge dated 31 July 2002 in favour of Woolwich PLC referred to in the Charges Register.
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C: Charges Register

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

1. (13 March 1992) A Conveyance dated 22 April 1954 made between (1) The Prudential Assurance Company Limited (Company) (2) Albert Henry Williams (Purchaser) contains the following covenants:-

THE Purchaser hereby covenants with the Company and the persons deriving title under them that he and the persons deriving title under him will not permit or suffer the property hereby conveyed or any part thereof to be used for the purpose of any manufacture trade or business whatsoever or do or suffer to be done on the premises any act or thing which may be or become a damage or annoyance to the Company its successors in title or to the neighbourhood or allow the premises to be occupied otherwise than as a private dwellinghouse or for other residential purposes to the intent that this covenant shall enure for the benefit of each and every part of the adjoining or neighbouring property belonging to the Company

2. (6 September 2002) **REGISTERED CHARGE** dated 31 July 2002 to secure the moneys including the further advances therein mentioned.

NOTE: The proprietor of this charge is obliged to make further advances in accordance with the mortgage terms and conditions.

3. (6 September 2002) **PROPRIETOR:** WOOLWICH PLC (Co. Regn. No. 3295699) of Registered Office, Watling Street, Bexleyheath, Kent DA6 7RR.

C: Charges Register continued

4. (6 September 2002) The Charge Certificate relating to the charge dated 31 July 2002 in favour of Woolwich PLC is retained in HM Land Registry (Section 63 of the Land Registration Act 1925).

END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE B: This is a copy of the register on 6 September 2002 at 11:03:55.