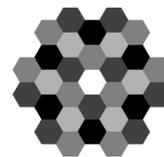


The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number LN232456

Edition date 29.10.2021

- This official copy shows the entries on the register of title on 16 DEC 2022 at 13:21:14.
- 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 10 Aug 2023.
- 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, Croydon Office.

A: Property Register

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

CITY OF WESTMINSTER

- 1 (01.10.1923) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 56 Ledbury Road, London (W11 2AJ).
- 2 (21.11.2013) 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 (27.09.2019) PROPRIETOR: ATTLEBOROUGH ESTATES LIMITED (Co. Regn. No. 02770197) of Christopher Wren House, 40 West Street, Reigate RH2 9BT and of Michelin House, 81 Fulham Road, London SW3 6RD.
- 2 (27.09.2019) The price stated to have been paid on 23 August 2019 was £2,977,500.
- 3 (27.09.2019) A Transfer dated 23 August 2019 made between (1) 56 Ledbury Road Limited and (2) Attleborough Estates Limited contains purchaser's personal covenants.
NOTE: Copy filed.
- 4 (29.10.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 October 2021 in favour of C. Hoare & Co. referred to in the Charges Register.

C: Charges Register

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

Title number LN232456

- 1 (29.09.2017) 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.
- 2 (14.06.2018) By a Deed dated 6 June 2018 made between (1) 56 Ledbury Road Limited and (2) Me and Em Limited (trading as Me + EM) the terms of the lease dated 6 September 2017 of 56 Ledbury Road (ground and basement floors) referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under NGL973298.
- 3 (29.10.2021) REGISTERED CHARGE dated 20 October 2021 affecting also title 404685.
- 4 (29.10.2021) Proprietor: C. HOARE & CO. (Co. Regn. No. 240822)(an unlimited company) of 37 Fleet Street, London EC4P 4DQ.
- 5 (29.10.2021) The proprietor of the Charge dated 20 October 2021 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	29.09.2017	56 Ledbury Road (Ground Floor and Basement)	06.09.2017 from and including 06.09.2017 to and including 05.09.2027	NGL973298

NOTE: See entry in the Charges Register relating to a Deed of variation dated 6 June 2018.

End of register