

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting in the register on **5 October 2001 at 12:42:07**. This date **must be quoted as the 'search from date' in any official search** application based on this copy.

Under s.113 of the Land Registration Act 1925, this copy is admissible in evidence to the same extent as the original.

Issued on 5 October 2001.

This title is dealt with by the Birkenhead (Rosebrae) District Land Registry.

HM Land Registry

Title Number : **BGL13383**



Edition Date : 1 December 1995

Apartment 23 - Lessor Apartment
in the 1993 Act

It was one of 4 such apartments acquired on the same day (21 Apr 95) by Jack Paul Starr. (The following year, 'Steel Services' (= Andrew David Ladsky) was registered as the headlessor: 22.11.96). (It was an inside deal with Acrepost - Langhaven Holdings).
The other 3 were: # 25 ; # 27 and # 28.

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.

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. (21 April 1995) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat **23 Jefferson House**, 11 Basil Street, (SW3 1AX).

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

2. (21 April 1995) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
DATE : 25 January 1995
TERM : From 29 September 1979 To 1 September 2052
RENT : £250 rising to £1,200 and service charge
PARTIES : **1. Acrepost Limited**
2. Jack Paul Starr
3. (21 April 1995) 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.
4. **(21 April 1995) Lessor's title registered under NGL373333 .**



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. (21 April 1995) PROPRIETOR: JACK PAUL STARR of 30 Imperial Court, 1 Avenue Road, London NW8 7PT.
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C: Charges Register

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

1. (21 April 1995) A Conveyance of the freehold estate in 11 and 13 Basil Street and other land dated 28 May 1903 made between (1) Belgravia Estate Limited (Company) (2) Alfred Thomas Hailey and John Joseph Deadman and (3) Sir Aubrey Edward Henry Dean Paul (Purchaser) contains the following covenants:-

AND the Purchaser for himself and his assigns hereby covenants with the Company and its assigns with intent to bind all persons in whom the premises hereby conveyed shall for the time being be vested but not so as to be personally liable in damages for any breach of such covenant after the Purchaser shall have parted with the premises hereby conveyed Not at any time to erect or permit to be erected on the premises hereby conveyed or any part thereof any building or buildings exceeding sixty five feet in height And not to use or permit to be used on the same premises or any part thereof any machinery or engine of a noisy or noisome character And not to do or permit or suffer to be done upon the same premises or any part thereof anything which shall or may be or become a nuisance to the occupiers of any of the adjoining or adjacent property of the Company or its assigns or any person claiming through or under them And not to use or permit any part of the same premises to be used for any business or trade of any description but for purposes of a private residence or residential flats only.

NOTE:-A Memorandum is endorsed on the above-mentioned Conveyance that by a Deed dated 18 December 1903 (Sic) made between (1) Alfred Thomas Hailey and John Joseph Deadman (2) Harrods Stores Limited and (3) Belgravia Estate Limited covenants were entered into limiting to sixty five feet the height of the buildings to be erected on (inter alia) the land comprised in the said Conveyance but neither the original nor a certified copy or examined abstract of the Deed referred to has been produced.

END OF REGISTER

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