

# OFFICE COPY OF REGISTER ENTRIES

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

Issued on 20 August 2001.

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

## HM Land Registry

Title Number : BGL13384

Edition Date : 8 December 1995

**April 25 - A lessor apartment  
in the 1993 ACS**

**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).**

### A: Property Register

*containing the description of the registered land and the estate comprised in the title.*

*Unless the contrary is indicated below any subsisting legal easements granted by the under mentioned lease(s) for the benefit of the land in this title are included therein. The registration takes effect subject to any rights excepted and reserved by the said lease(s) so far as such rights are subsisting and affect the land in this title.*

**The other 3 were: # 23 ; # 27 and # 28.**

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 25 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 £1200 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. **23 April 1995 Lessor's title registered under NGL373333**.



## B: Proprietorship Register

*stating nature of the title, name and address of the proprietor of the land and any entries affecting 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

*containing charges, incumbrances etc. adversely affecting 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.

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END OF REGISTER

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