

# OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on **26 April 2004** at 14:20:00. This date must be quoted as the 'search from date' in any official search application based on this copy.

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 26 April 2004.

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

In its 23.10.01 letter to Nucleus, the Land Registry stated that, in relation to the query about the **ownership of the underlease for Jefferson House**, Nucleus should get this title. **This does not make sense**, as the leaseholder said to be **a target for harassment by Andrew David Ladsky....**

## Land Registry

Title Number : **NGL577861**

Edition Date : 27 March 2003

...She also wrote to the tribunal re. the July 02 "service charge" demand: her 17.10.02 email. Her 24.02.03 email to me that one of her friends had discovered that her apartments (this one + # 10) were "due to be auctioned" BUT...

### 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.*

#### KENSINGTON AND CHELSEA

1. (4 December 1986) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being **11 Jefferson House, 11 Basil Street, London, (SW3 1AX)**.

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

2. Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
DATE : 1 October 1986  
TERM : from 29 September 1979 to 1 September 2052  
RENT : £150 rising to £1,200 subject to review and additional rent  
PARTIES : 1.Acrepost Limited  
2.Sandra Estelle Redman
3. 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. The lessor'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. (21 May 1996) **PROPRIETOR: WHITEHALL/LONDON LLC** of 11 Jefferson House, 11 Basil Street, London SW3 1AX.
  2. (21 May 1996) **RESTRICTION:** Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless a certificate signed by the solicitor thereto has been furnished that the company is still registered in the country of incorporation, that it is not in receivership, liquidation or bankruptcy and that neither the constitution of the company nor its law of incorporation restrict the intended disposition.
  3. (21 May 1996) **RESTRICTION:** Except under an order of the registrar no disposition or dealing by the proprietor of the land completed on or after 31 December 2025 is to be registered unless its solicitor has certified (where its constitution so provides) that the duration of the company has been extended and that it remained incorporated under its domestic law on the date of such disposition or dealing.
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## **C: Charges Register**

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

1. A Conveyance of the freehold estate in the land in this title 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 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 any thing 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 user 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

**C: Charges Register continued**

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

