

# OFFICIAL COPY OF REGISTER ENTRIES

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Issued on 22 February 2006.

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

## Land Registry

Title Number : **BGL43656**

Edition Date : 7 February 2006

### 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. (16.03.1995) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being 7 Jefferson House, 11 Basil Street, London (SW3 1AX).

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

2. (16.03.1995) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 15 February 1995  
Term : From 29 September 1979 until 1 September 2052  
Rent : £250 rising to £1200 and service charges  
Parties : (1) Acrepost Limited  
(2) Joseph Giffen
3. (16.03.1995) 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. The lessor's title is registered.
5. Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.



## 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. (28.11.2005) PROPRIETOR: ANDREW DAVID LADSKY of Flat 7, Jefferson House 11 Basil Street, London SW3 1AX. 2005
2. (28.11.2005) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 24 November 2005 in favour of HSBC Private Bank (UK) Limited referred to in the Charges Register.

Prior owner was Sloan Developments, that had acquired the lease for flat 7 on 15 April 2004. (The previous owner of the lease for flat 7 was also connected with the ownership of the block). Like Steel Services, Jefferson House Ltd and Lavagna Enterprises, Sloan Developments is registered in the British Virgin Islands

When, on 10 August 2005, the penthouse flat became a lessee of 'Airspace of Jefferson Hse' (title BGL 51266) Sloan Developments was party to the transaction with Steel Services

## C: Charges Register

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

1. (16.03.1995) 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.

2. (28.11.2005) REGISTERED CHARGE dated 24 November 2005.

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**C: Charges Register continued**

22 Feb 2006

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3. (28.11.2005) PROPRIETOR: HSBC PRIVATE BANK (UK) LIMITED (Co. Regn. No. 499482) of 78 St. James's Street, London SW1A 1JB.

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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.*

