

OFFICIAL COPY OF REGISTER ENTRIES

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Issued on 26 April 2004.

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

1 of 3

Land Registry

Title Number : **69051**

Edition Date : 11 June 1997

A: Property Register

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

GREATER LONDON

LONDON BOROUGH

KENSINGTON AND CHELSEA

1. (29 May 1903) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being 11 and 13 Basil Street, Sloane Street, Chelsea.

NOTE:-As to the part tinted blue on the filed plan only the vaults are included.

2. The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

3. (11 June 1997) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title and other land dated 5 June 1997 made between (1) Ropemaker Properties Limited (2) B P Pension Trustees Limited and (3) Jefferson House Limited.

NOTE: Copy in Certificate.

4. (11 June 1997) The Transfer dated 5 June 1997 referred to above contains a provision as to light or air.

Steel Services WAS 22 NOV 96



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. (11 June 1997) **PROPRIETOR: JEFFERSON HOUSE LIMITED** care of Pettman Smith, 79 Knightsbridge, London, SW1X 7RB.
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C: Charges Register

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

1. A Conveyance of 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 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 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 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 covenats 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. LEASE dated 31 March 1980 to Banwick Investments Limited for 73 years from 29 September 1979.

NOTE 1:-The lease reserves rights of passage and running of water, soil, gas and electricity, entry and other rights.

NOTE 2:-The lease comprises also other land.

NOTE 3:-Lessee's title registered under NGL373333.

END OF REGISTER

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