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Official copy of register of title

Title number SGL822319

Edition date 18.07.2024

- This official copy shows the entries on the register of title on 11 MAY 2026 at 12:48:42.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 May 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Croydon Office.

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.

MERTON

- 1 (09.06.2021) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 302A Kingston Road, London (SW20 8LX).

NOTE: The flat is on the ground and first floor.
- 2 (09.06.2021) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 3 (09.06.2021) A Transfer of the freehold estate in the land in this title and other land dated 4 February 2019 made between (1) Marylebone Estates Limited and (2) Leos Wimbledon Development Limited contains a provision relating to the creation and/or passing of easements.

NOTE: Copy filed under SY109056.
- 4 (09.06.2021) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 30 April 2021
Term : 150 years beginning on and including 1 January 2019 and expiring on 31 December 2169
Parties : (1) Leos Wimbledon Development Limited
(2) Fiona Campbell Maddocks
- 5 (09.06.2021) The Lease prohibits or restricts alienation.
- 6 (09.06.2021) The landlord'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 (09.06.2021) PROPRIETOR: FIONA CAMPBELL MADDOCKS of 302A Kingston Road, London SW20 8LX.
- 2 (09.06.2021) The price, other than rents, stated to have been paid on the grant of the lease was £395,000.
- 3 (09.06.2021) 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 30 April 2021 in favour of Homes and Communities Agency referred to in the Charges Register.

C: Charges Register

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

- 1 (09.06.2021) A Conveyance dated 28 May 1934 made between (1) The Urban District Council of Merton and Morden (Council) and (2) Frederick Arnold Simpson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (09.06.2021) REGISTERED CHARGE dated 30 April 2021.
- 3 (09.06.2021) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.
- 4 (09.06.2021) REGISTERED CHARGE dated 30 April 2021.
- 5 (09.06.2021) Proprietor: HOMES AND COMMUNITIES AGENCY of The Lumen, 2nd Floor, St. James Boulevard, Newcastle Helix, Newcastle upon Tyne NE4 5BZ.

Schedule of restrictive covenants

- 1 (09.06.2021) The following are details of the covenants contained in the Conveyance dated 28 May 1934 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Council (but so as to bind himself personally only while he shall retain his estate and interest in the property affected thereby) that the Purchaser and his successors in title will duly observe and perform the stipulations and restrictions contained in the First Schedule hereunder written.

THE FIRST SCHEDULE hereinbefore referred to

1. NO buildings shall be erected on the land or any part thereof for the purpose of carrying on a manufacture or industrial operation.
2. The Council reserve to themselves the right to approve the design and elevation of any buildings which may be erected on the land or any part thereof which under the proposals of Town Planning Authority may be utilised for shops and business premises.
3. A building line of Ten feet back from the frontage line must be observed in accordance with the Council's Town Planning requirements.
4. No advertisement hoardings shall be erected on any part of the land without the previous consent in writing of the Council"

End of register