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Official copy of register of title

Title number 244305

Edition date 15.02.2022

- This official copy shows the entries on the register of title on 23 OCT 2025 at 17:06:47.
- 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 23 Oct 2025.
- 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, Telford Office.

A: Property Register

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

LAMBETH

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 16 Branksome Road, Brixton, London (SW2 5JA).
- 2 A Transfer dated 2 March 1988 made between (1) The Mayor and Burgesses of the London Borough of Lambeth and (2) Asgarali Ukka, Fizza Ukka and Abbas Ali Ukka was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

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 (25.11.2020) PROPRIETOR: JAMES LUKE CHRISTOPHER SAVAGE of 16 Branksome Road, London SW2 5JA.
- 2 (25.11.2020) The price stated to have been paid on 20 November 2020 was £1,030,000.
- 3 (25.11.2020) 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 20 November 2020 in favour of HSBC UK Bank PLC referred to in the Charges Register.

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 13 November 1911 made between (1) Martha Hill and Thomas Ledbrooke Grimes (2) Martha Hill (3) Rowland Percy Walters, Edwin Williams, George Henry Hudson Pile and the said Thomas Ledbrooke Grimes (4) Robert Alexander

C: Charges Register continued

Johnston (Vendor) (5) Constance Sarah Tucker Johnston and (6) Mary Taylor (Purchaser) contains the following covenants:-

"AND the Purchaser for herself her heirs and assigns owner or owners for the time being of the hereditaments hereby conveyed or any part thereof (and to the intent that the obligation of the covenant shall at all times hereafter devolve with the hereditaments hereby conveyed and be binding on the Purchaser and all owners and occupiers of the hereditaments hereby conveyed but so that neither the covenantor nor her heirs executors or administrators shall be personally liable under the covenant after her or their estate and interest in the property shall have ceased or determined) hereby covenants with the Vendor her heirs and assigns (owners for the time being of any part of the estate known as "The Hayter Estate") that she the Purchaser her heirs and assigns will not use the hereditaments hereby conveyed for any purpose that may on account of noise smell smoke or otherwise be or become noisome noxious or offensive to the adjoining properties or the neighbourhood."

- 2 The passage numbered 1 on the title plan is subject to rights of way.
- 3 (25.11.2020) REGISTERED CHARGE dated 20 November 2020.
- 4 (25.11.2020) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

End of register