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Official copy of register of title

Title number NGL896397

Edition date 23.07.2009

- This official copy shows the entries on the register of title on 10 AUG 2026 at 17:31:21.
- 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 10 Aug 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.

CAMDEN

- 1 (01.05.2008) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Flat 233, Russell Court, Woburn Place, London (WC1H 0ND).

NOTE: Only the fourth floor flat is included in the title.

- 2 (01.05.2008) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 25 April 2008

Term : from 1/9/2006 to and including 31/8/3005

Parties : (1) Russell Court (Bloomsbury) Management Limited
(2) Nga Sze To and Nga Yee To

NOTE 1: The original lease dated 5 August 1983 and Deed of Variation dated 27 February 1987 referred to in the above lease were formerly registered under title number NGL466787.

NOTE 2: A copy of the original lease is filed under NGL466787.

- 3 (01.05.2008) 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 (01.05.2008) 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.
- 5 (01.05.2008) 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 (23.07.2009) PROPRIETOR: LIAM ROBERT SHARP and SHEREE TAMS of Flat 233, Russell Court, Woburn Place, London WC1H 0ND.
- 2 (23.07.2009) The price stated to have been paid on 3 July 2009 was £187,000.

C: Charges Register

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

- 1 (01.05.2008) A Transfer of the freehold estate in the land in this title and other land dated 24 August 1979 made between (1) Star Investment and Property NV (Transferors) and (2) Rada Trade & Finance Corporation Incorporated (Transferee) contains the following covenants:-

The Transferee hereby covenants with the Transferor for the benefit of the adjoining properties and each and every part thereof to the intent that this covenant shall bind the property and each and every part thereof that the Purchaser will not carry on or permit to be carried on upon the property or any part thereof any noisy noisome or offensive trade business or operation nor any trade business or operative which shall in the reasonable opinion of the Vendor cause nuisance or annoyance to the adjoining properties or to the tenants or occupiers thereof nor any trade business or operation which shall in the reasonable opinion of the Transferor be in competition with any business carried on by the Transferor or its tenants licensees or occupiers of the adjoining properties.

- 2 (01.05.2008) The land is subject to the following rights reserved by the Transfer dated 24 August 1979 referred to above:-

There are reserved out of this Transfer in favour of any adjoining neighbouring property or properties of the Transferor (hereinafter called "the adjoining properties") which is or are capable of being benefited thereby and each and every part thereof

(a) the right of free passage and running of water, soil, gas and electricity through the sewers drains pipes gutters watercourses cables wires and conduits situate and running at the date hereof or which are at any time during the period of eighty years from the date hereof (which period shall be the perpetuity period applicable hereto) in on under over or through the property and which also serve the adjoining properties

(b) the right to discharge rainwater on the property from the eaves spouts gutters and pipes of the adjoining properties

(c) where necessary for repairing erecting inspecting constructing and maintaining the adjoining properties or the sewers drains pipes gutters watercourse cables wires and conduits referred to in paragraph (a) hereof the right to enter upon the property with or without workmen and machinery (after giving not less than 7 days notice except in the case of emergency) making good nevertheless any damage occasioned by such entry

(d) the right of support and shelter from the property in favour of the adjoining properties.

End of register