

Title Number : NGL920496

This title is dealt with by HM Land Registry, Croydon Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 28 NOV 2017 at 20:22:03 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL920496
Address of Property	: 1 Cornwall Terrace and 1 Cornwall Terrace Mews, London (NW1 4QP)
Price Stated	: £2,600,000
Registered Owner(s)	: LND ESTATES LTD (incorporated in British Virgin Islands) care of Bircham Dyson Bell, 50 Broadway, London SW1H 0BL.
Lender(s)	: None

Title number NGL920496

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 NOV 2017 at 20:22:03. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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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.

CITY OF WESTMINSTER

- 1 (19.08.2011) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 1 Cornwall Terrace and 1 Cornwall Terrace Mews, London (NW1 4QP).
- 2 (19.08.2011) The mines and minerals excepted by the Lease are excluded from this registration.
- 3 (19.08.2011) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 4 April 2011
Term : 150 years from 25 December 2010
Parties : (1) Her Majesty The Queen And The Crown Estate
Commissioners
(2) LND Estates Ltd
- 4 (19.08.2011) The Lease prohibits or restricts alienation.
- 5 (19.08.2011) 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.
- 6 (19.08.2011) 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.

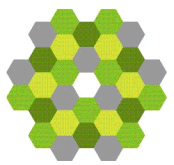
Title absolute

- 1 (19.08.2011) PROPRIETOR: LND ESTATES LTD (incorporated in British Virgin Islands) care of Bircham Dyson Bell, 50 Broadway, London SW1H 0BL.
- 2 (19.08.2011) The price, other than rents, stated to have been paid on the grant of the lease was £2,600,000.

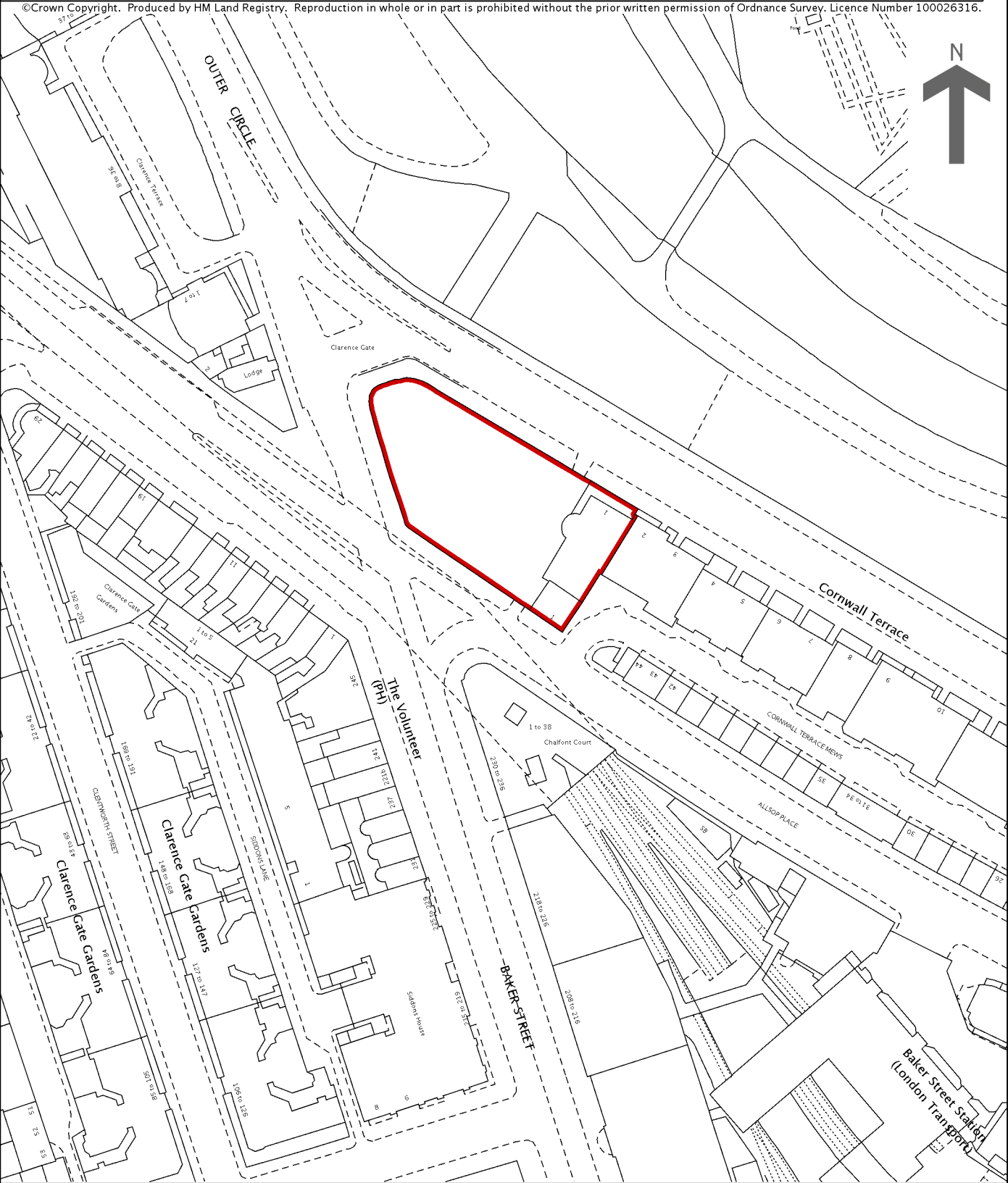
End of register

HM Land Registry Current title plan

Title number **NGL920496**
Ordnance Survey map reference **TQ2782SE**
Scale **1:1250**
Administrative area **City of Westminster**



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This is a copy of the title plan on 28 NOV 2017 at 20:22:03. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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