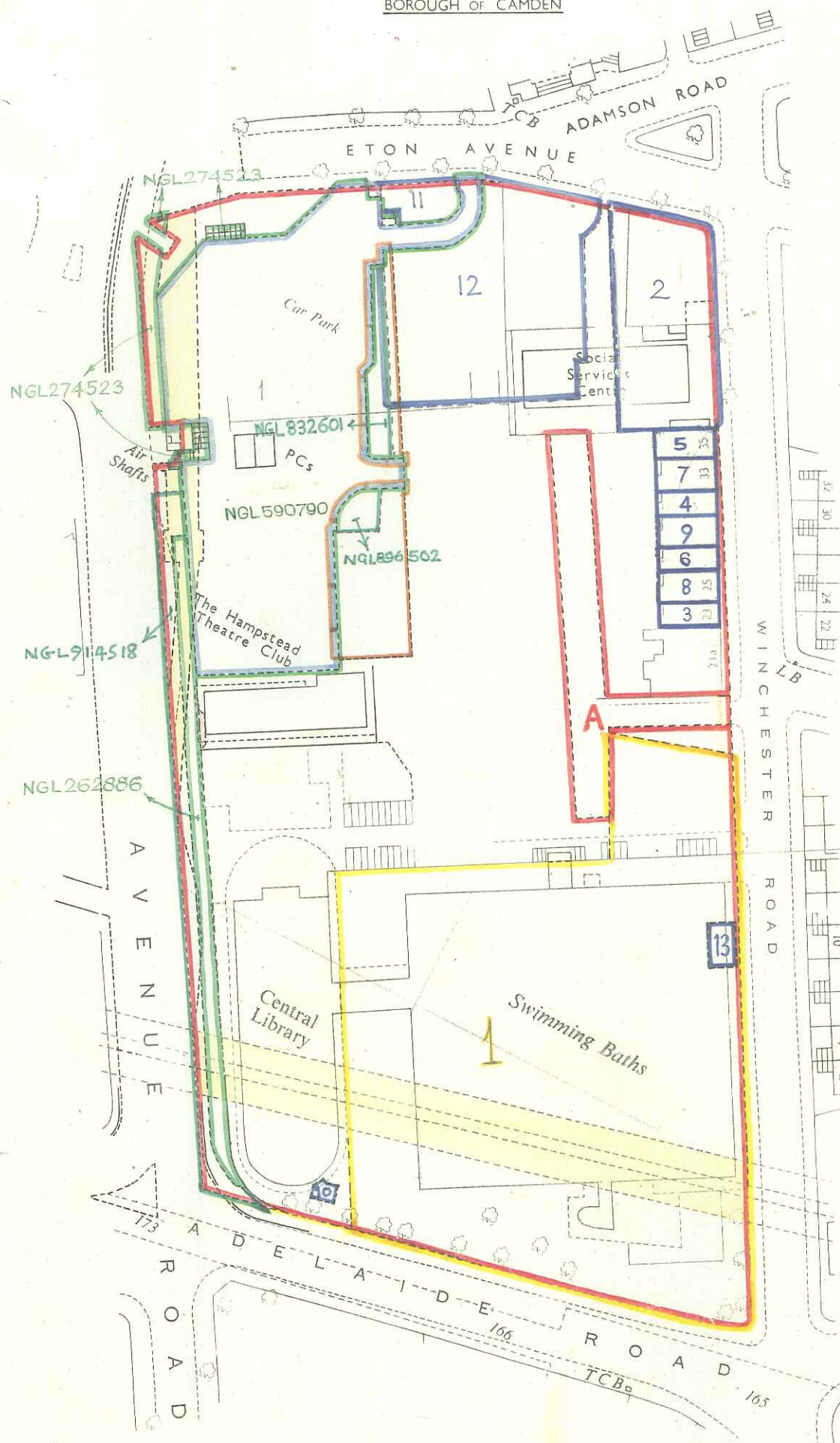


|                                   |                |                         |               |
|-----------------------------------|----------------|-------------------------|---------------|
| H.M. LAND REGISTRY                |                | TITLE NUMBER            |               |
|                                   |                | LN 133647               |               |
| ORDNANCE SURVEY<br>PLAN REFERENCE | COUNTY         | SHEET                   | NATIONAL GRID |
|                                   | GREATER LONDON |                         | TQ 2684       |
|                                   |                |                         | SECTION       |
|                                   |                |                         | AA            |
| Scale: 1/1250                     |                | © Crown copyright 1971. |               |

BOROUGH OF CAMDEN

Old Reference LN VI 20 C



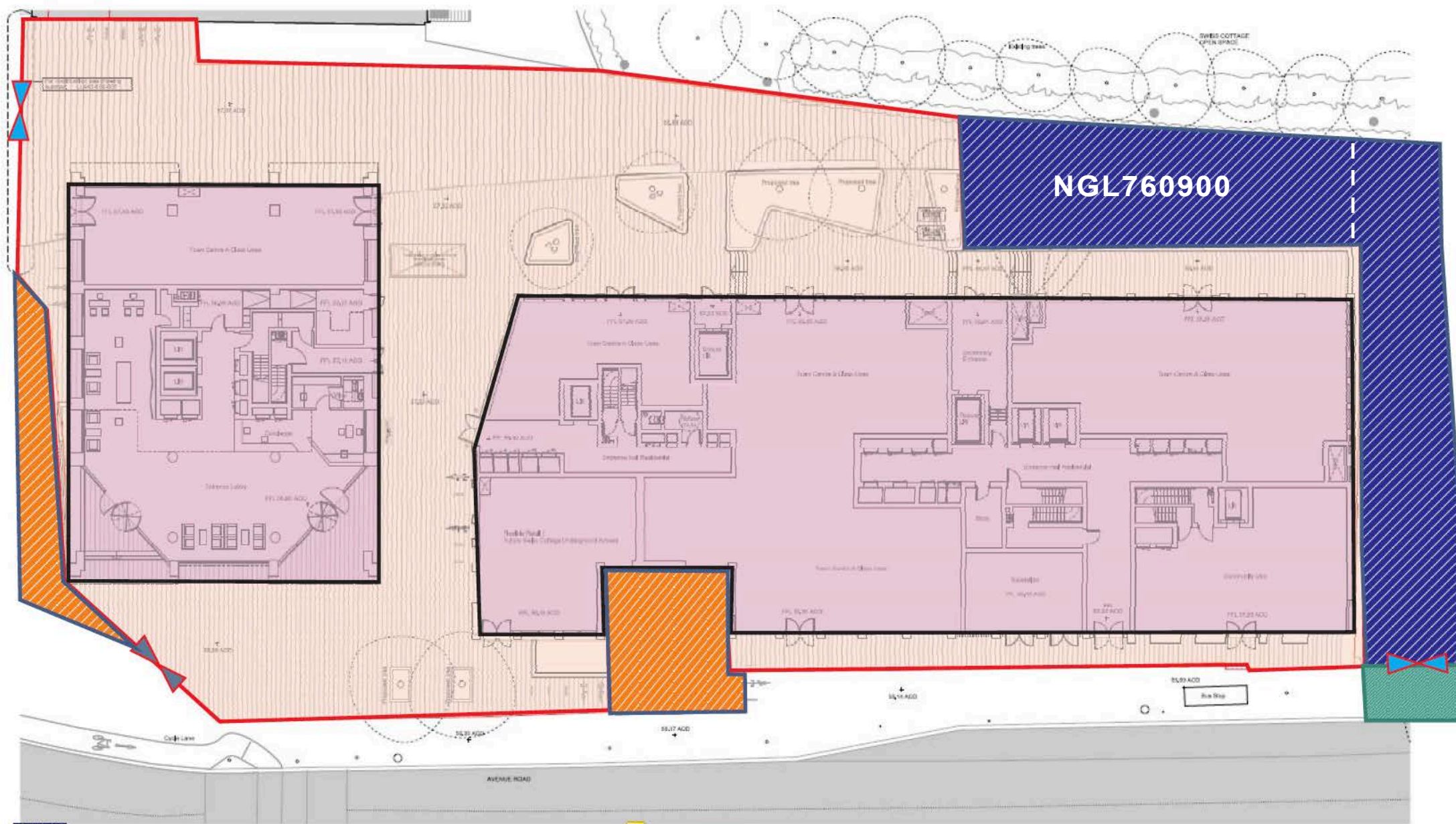
**TITLE NO. NGL 760900**



This official copy issued on 01/06/2017 shows the state of this title plan on 12/12/2012 at 08:59:22. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries. This title is dealt with by Land Registry, Croydon Office. © Crown Copyright. Produced by Land Registry. Reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence number 100026316.



## Areas Impacted Beyond the Site Boundary



Landscaped areas to be temporarily removed to allow for one-way construction traffic

Licences for scaffold and protective gantries required



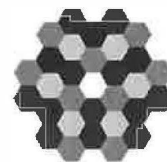
Temporary Vehicle Crossover



Vehicular Access/Egress Gates



Pedestrian Access/Egress Gate



## Official copy of register of title

Title number NGL760900

Edition date 12.12.2012

- This official copy shows the entries in the register of title on 6 April 2017 at 11:30:32.
- 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 April 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Durham Office.

## A: Property register

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

### CAMDEN

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Swiss Cottage Library, 88 Avenue Road, 94, 98, 100 and 102 Avenue Road, 19, 21A, 23 to 35 (odd) Winchester Road, Mora Burnet House, 37 Winchester Road and Swiss Cottage Public Baths, Winchester Road, London.
- 2 The space occupied by the tunnels and works referred to in the Deed dated 14 July 1954 referred to in the Charges Register is not included in the title.
- 3 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 A new title plan based on the latest revision of the Ordnance Survey Map has been substituted for the original plan.
- 5 The land edged and lettered A in red on the title plan added to the title on 13 November 2000.
- 6 (29.06.2001) The title plan has been amended along the north eastern boundary to show land abutting the public highway of Winchester Road which is included in the title.
- 7 (01.04.2004) The land has the benefit of the rights granted by a Transfer of the land edged and numbered NGL832601 in green on the title plan dated 6 February 2004 made between (1) The Mayor and Burgesses of The London Borough of Camden and (2) Avenue Nominees I Limited and Avenue Nominees II Limited.

NOTE: Copy filed under NGL832601.



## A: Property register continued

- 8 (07.05.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NGL896502 in green on the title plan dated 21 April 2008 made between (1) The Mayor and Burgesses of the London Borough of Camden and (2) Avenue Nominees 1 Limited and Avenue Nominees II Limited.

*NOTE: Copy filed under NGL896502.*

## 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 (10.05.1972) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF CAMDEN of Town Hall, Euston Road, London, NW1 2RU.

## C: Charges register

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

- 1 Such parts of the land as are affected thereby are subject to the easements and rights granted by the Deeds details of which are set out below.

| Date      | Parties  |
|-----------|--|
| 25.5.1914 | 1. The Prudential Assurance Company Limited<br>2. The Provost and College of Eton<br>3. The London and North Western Railway Company       |
| 10.7.1914 | 1. Walpole Edwin Eyre and Henry Samuel Walpole Eyre<br>2. Walpole Edwin Eyre and others<br>3. The London and North Western Railway Company |

*NOTE 1: Copy filed under LN133647*

*NOTE 2: Copy filed under LN133647*

|           |  |
|-----------|--|
| 14.7.1954 | 1. John Stephen Giles Eyre and others<br>2. The British Transport Commission |
|-----------|--|

*NOTE 3: Copy filed under LN133647*

*NOTE 4: The surface of the land affected by the easements and rights above referred to is tinted yellow on the title plan.*

- 2 The Deed dated 14 July 1954 referred to above contains restrictive covenants entered into by the Vendors.
- 3 The land is subject to the following rights reserved by a Transfer of the properties fronting Winchester Road and Winchester Mews dated 21 December 1955 made between (1) The Provost and College of Eton (Vendors) and (2) The Mayor Aldermen and Councillors of the Metropolitan Borough of Hampstead:-
- "EXCEPT AND RESERVING out of the premises unto the Vendors or other the owner or owners for the time being of the Vendors' Chalcote Estate at Hampstead of which the properties hereby transferred form part the free

## C: Charges register continued

passage and running of water and soil through the channels and drains and watercourses through under or upon the said premises."

- 4 The land tinted pink on the title plan is subject to the rights granted by a Deed of Grant dated 24 April 1972, made between (1) The Mayor Aldermen and Burgesses of the London Borough of Camden and (2) North Thames Gas Board. The said Deed also contains Restrictive Covenants.

*NOTE: Copy filed under LN133647.*

- 5 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

In addition, certain leases grant the exclusive right to use car parking spaces as more particularly described in the Schedule of Leases.

- 6 The Leases specified in the Schedule of Leases hereto which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed in Paragraph 2 of Schedule 2 of that Act.

- 7 A Transfer of the land edged and numbered NGL590790 in green on the title plan dated 31 March 1987 made between (1) The Mayor and Burgesses of the London Borough of Camden and (2) Brackhurst Limited contains the following restrictive covenants by the Transferor:

The Council on behalf of itself and its successors in title to the Retained Property HEREBY COVENANTS with the Transferee and its successors in title to the Property and each and every part thereof for the benefit of the Property to observe and perform the covenants restrictions and stipulations set out in the Third Schedule hereto

### THE THIRD SCHEDULE

#### Covenants by the Council

▶ Not to any time to use permit allow or suffer to be used that part of the Retained Property shown edged brown on the Plan otherwise than as a public open space and amenity area and to keep the same in a clean and tidy condition free from rubbish litter and weeds and properly planted and cultivated

NOTE: The land edged brown on the transfer plan referred to above is edged brown on the title plan.

- 8 The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed in Paragraph 2 of Schedule 6 of that Act.
- 9 (10.10.2000) The land edged and lettered A in red on the title plan is subject to a right of way on foot for the public to pass and repass, a right of access to all statutory undertakers to maintain and repair their apparatus and right of access to all emergency vehicles.
- 10 (12.09.2002) The parts of the land affected thereby are subject to the following rights granted by a Lease of the land edged and numbered 10 in blue on the title plan dated 6 September 2002 referred to in the schedule of leases hereto:-

TOGETHER WITH:-

## C: Charges register continued

(a) the right to take in and expel air from and over the land adjoining the ventilators indicated on the Plan by the colour blue;

(b) the right of support and protection enjoyed at the date hereof over and against the Landlord's Building;

(c) the right for the Tenant and its contractors or agents and their respective servants and workmen and persons authorised by them to use install lay inspect maintain relay examine alter test renew repair replace supplement and remove through or under that part of the Landlord's Building delineated on the Plan and thereon shown edged green such electric lines ducts and other apparatus as may in the opinion of the Tenant from time to time be requisite for connecting the transforming and other plant and apparatus with the Tenant's distributing mains in the adjacent public streets or elsewhere;

(d) the right for the Tenant and its contractors or agents and their respective servants and workmen and persons authorised by them to enter the Landlord's Building from a public highway **on foot only** over the route shown edged **brown** on the Plan and do thereon such acts and things as may be necessary for the purpose of using installing laying inspecting maintaining relaying repairing examining altering testing renewing repairing replacing supplementing or removing any such plant electric lines or other apparatus as aforesaid.

*NOTE: Original lease plan filed.*

- 11 (25.03.2004) UNILATERAL NOTICE affecting Plot 11, Visage in respect of Agreement for lease dated 20 October 2003 made between (1) Barratt Homes Limited and (2) Mohamad Joorabchian and Tannaz Joorabchian.

*NOTE: Copy filed.*

- 12 (25.03.2004) BENEFICIARY: Mohamad Joorabchian and Tannaz Joorabchian of 24 Bancroft Avenue, London N2 0AS.

- 13** (04.05.2004) The land is subject to the rights granted by a Deed dated 6 February 2004 made between (1) Avenue Nominees I Limited and Avenue Nominees II Limited (Grantee) and (2) The Mayor and Burgesses of the London Borough of Camden (Owner).

The said Deed also contains restrictive covenants by the grantor.

*NOTE: Copy filed under NGL590790*

- 14 (26.07.2004) UNILATERAL NOTICE Plot 60, The Visage in respect of an Agreement for sale dated 30 June 2004 made between (1) Barrett Homes Limited and (2) John David Sonabend.

*NOTE: Copy filed.*

- 15 (26.07.2004) BENEFICIARY: John David Sonabend of Mulberry Cottage, Hedsor Road, Bourne End, Buckinghamshire SL8 5DH.

- 16 (04.10.2004) UNILATERAL NOTICE Plot 67, The Visage in respect of an Agreement for the Lease dated 28 September 2004 made between (1) Barratt Homes Limited and (2) Ferej Alowidhi.

- 17 (04.10.2004) BENEFICIARY: Ferej Alowidhi of care of Fisher Meredith, Blue Sky House, 405 Kennington Road, London SE11 4PT.

## C: Charges register continued

- 18 (07.10.2004) UNILATERAL NOTICE affecting eighth and ninth floor plot 68, The Visage in respect of an Agreement for lease dated 29 September 2004 made between (1) Barratt Homes Limited and (2) Jamal Khashoggi and Rawia Altunisi.
- NOTE: Copy filed.*
- 19 (07.10.2004) BENEFICIARY: Jamal Khashoggi and Rawia Altunisi of 68 Visage Apartments, Winchester Road, London NW3 3ND.
- 20 (16.12.2004) UNILATERAL NOTICE affecting Plot 26 Visage in respect of an Agreement for sale dated 27 January 2004.
- 21 (16.12.2004) BENEFICIARY: Benjamin Angel and Louise Angel of 3 Byron Mews, London NW3 2NQ and care of Howard Kennedy Solicitors of 19 Cavendish Square, London W1A 2AW.
- 22 (18.01.2005) UNILATERAL NOTICE affecting Plot 95 Visage in respect of Contract for purchase dated 14 January 2005.
- 23 (18.01.2005) BENEFICIARY: Gurnaik Singh Chima and Balbir Chima care of, Armitage Sykes, 72 New North Road, Huddersfield, West Yorkshire, HD1 5NW and of DX 711270, Huddersfield 9.
- 24 (11.02.2005) UNILATERAL NOTICE affecting Plot 24 Visage in respect of agreement for sale dated 9 February 2005.
- 25 (11.02.2005) BENEFICIARY: Gregory Krieger of 32a Uphill Road, Mill Hill, London NW7 4PP.
- 26 (09.05.2005) UNILATERAL NOTICE affecting Plot 83, The Visage in respect of Agreement for lease dated 29 April 2005.
- 27 (09.05.2005) BENEFICIARY: Lloyd Marshall Dorfman, Sarah Ann Dorfman and Michael Steinfield as Trustees of the Lloyd Dorfman Children's Settlement care of Dechert LLP, 2 Serjeant's Inn, London EC4Y 1LT.
- 28 (17.06.2005) UNILATERAL NOTICE affecting Plot 78, Visage in respect of an Agreement for lease dated 15 June 2005 made between (1) Barratt Homes Limited and (2) Longmill Realty Limited.
- NOTE: Copy filed.*
- 29 (17.06.2005) BENEFICIARY: Longmill Realty Limited care of Teacher Stern Selby, 37-41 Bedford Row, London WC1R 4JH.
- 30 (01.07.2005) UNILATERAL NOTICE affecting Plot 103, Visage in respect of an Agreement for lease dated 20 May 2005 made between (1) Barratt Homes Limited and (2) Peyman Pakyari.
- 31 (01.07.2005) BENEFICIARY: Peyman Pakyari care of Hamlins, Roxburghe House, 273-287 Regent Street, London W1B 2AB (Ref: 261/P07059/1)
- 32 (14.09.2006) The parts of the land affected thereby are subject to the rights granted by a Lease dated 22 August 1985 of an electricity sub-station situated at 100 Avenue Road for a term of 199 years from 5 May 1982.
- NOTE: Lease registered under NGL869654.*
- 33 (20.02.2007) The parts of the land affected thereby are subject to the rights granted by a Lease of an electricity substation dated 24 June 1964



## C: Charges register continued

for a term of 66 years from 24 June 1964 made between (1) The Mayor Aldermen and Councillors of the Metropolitan Borough of Hampstead and (2) The London Electricity Board.

*NOTE: copy filed under NGL876524.*

- 34** (07.05.2008) By a Deed of Variation dated 21 April 2008 made between (1) The Mayor and Burgesses of the London Borough of Camden and (2) Avenue Nominees 1 Limited and Avenue Nominees II Limited the terms of the Transfer dated 31 March 1987 referred to above were varied to the extent therein mentioned

*^Copy filed under NGL590790.*

- 35** (07.05.2008) The land is subject to the rights granted by a Deed dated 21 April 2008 made between (1) The Mayor And Burgesses Of The London Borough Of Camden and (2) Avenue Nominees 1 Limited and Avenue Nominees II Limited.

*NOTE: Copy filed under NGL590790.*

## Schedule of notices of leases

|   | Registration date<br>and plan ref.                                    | Property description                                      | Date of lease<br>and term                  | Lessee's title |
|---|---|---|--|----------------|
| 1 | 06.05.1983<br>Edged and<br>numbered 2 in<br>blue on the<br>filed plan | Land at junction of<br>Winchester Road and Eton<br>Avenue | 18.03.1983<br>99 years from<br>18.3.1983   | NGL454563      |
| 2 | 18.03.1985<br>Edged and<br>Numbered in<br>blue 3 (part<br>of)         | 23C Winchester Road (Third<br>Floor Flat)                 | 17.12.1984<br>125 years from<br>17.12.1984 | NGL521018      |
| 3 | 16.08.1989<br>Edged and<br>numbered in<br>blue 4 (part<br>of)         | 31E Winchester Road (Third<br>Floor Flat)                 | 17.07.1989<br>125 years from<br>17.7.1989  | NGL642932      |
| 4 | 06.10.1989<br>Edged and<br>numbered in<br>blue 5 (part<br>of)         | 35E Winchester Road (Third<br>Floor Flat)                 | 18.09.1989<br>125 years from<br>11.9.1989  | NGL645661      |
| 5 | 12.10.1989<br>Edged and<br>numbered in<br>blue 5 (part<br>of)         | 35C Winchester Road (Second<br>Floor Flat)                | 11.09.1989<br>125 years from<br>11.9.1989  | NGL646002      |
| 6 | 08.11.1989<br>3 (part of)   | 23A Winchester Road (First<br>Floor Flat)                 | 09.10.1989<br>125 years from<br>17.12.1982 | NGL647580      |



## Schedule of notices of leases continued

|    | Registration date<br>and plan ref.   | Property description                       | Date of lease<br>and term                  | Lessee's title |
|----|--|--|--|----------------|
| 7  | 14.12.1989<br>Edged and<br>numbered in<br>blue 6 (part<br>of)  | 27E Winchester Road (Third<br>Floor Flat)  | 06.11.1989<br>125 years from<br>6.11.1989  | NGL649036      |
| 8  | 13.06.1990<br>Edged and<br>Numbered 7 in<br>blue   | 33D Winchester Road (Second<br>Floor Flat) | 16.04.1990<br>125 years from<br>11.9.1989  | NGL665722      |
| 9  | 16.04.1992<br>Edged and<br>Numbered in<br>blue 8 (part<br>of)  | 27F Winchester Road (Third<br>Floor Flat)  | 02.03.1992<br>125 years from<br>6.12.1989  | NGL695146      |
| 10 | 07.07.1995<br>5 (part of)  | 35A Winchester Road (First<br>Floor Flat)  | 22.05.1995<br>125 years from<br>11.9.1989  | NGL729405      |
| 11 | 26.09.1996<br>Edged and<br>numbered in<br>blue 7 (part<br>of)  | 33F Winchester Road (Third<br>Floor Flat)  | 26.08.1996<br>125 years from<br>11.9.1989  | NGL741983      |
| 12 | 03.02.1998<br>Edged and<br>numbered 6 in<br>blue (part of)   | 27A Winchester Road (First<br>Floor Flat)  | 22.12.1997<br>125 years from<br>6.11.1989  | NGL758372      |
| 13 | 29.06.1998<br>edged and no'd<br>7 in blue<br>(part of)   | 33B Winchester Road (First<br>Floor Flat)  | 08.06.1998<br>125 years from<br>11.5.1989  | NGL762901      |
| 14 | 29.12.1998<br>Edged and<br>numbered in<br>blue 9 (part<br>of)  | 31F Winchester Road (Third<br>Floor Flat)  | 30.11.1998<br>125 years from<br>30.11.1998 | NGL768300      |
| 15 | 10.10.2000<br>No'd 8 in blue<br>(Part of)  | 27D Winchester Road (Second<br>Floor Flat) | 19.06.2000<br>125 years from<br>19.6.2000  | NGL791087      |
| 16 | 09.02.2001<br>Edged and no'd<br>6 in blue<br>(part of)   | 27C Winchester Road (Second<br>Floor Flat) | 22.01.2001<br>125 years from<br>22.1.2001  | NGL795418      |
| 17 | 12.09.2002<br>Edged and<br>numbered 10 in<br>blue<br>NOTE: See entry in the Charges Register relating to the rights granted by<br>this lease | Lower Ground Floor<br>Transformer Chamber  | 06.09.2002<br>99 years from<br>6.9.2002    | NGL813273      |

## Schedule of notices of leases continued

|    | Registration date<br>and plan ref.   | Property description   | Date of lease<br>and term  | Lessee's title |
|----|--|--|--|----------------|
| 18 | 16.04.2004<br>Edged and<br>numbered 11<br>and 12 (part<br>of)<br>NOTE: The lease comprises also other land | Hampstead Theatre  | 27.02.2004<br>99 years from<br>27.1.2003   | NGL833019      |
| 19 | 16.01.2007<br>Edged and<br>numbered 8 in<br>blue (Part of)   | 25 Winchester Road (Ground<br>floor lock up shop and<br>Basement)  | 21.11.2006<br>15 years from<br>24/09/2005  | NGL874838      |
| 20 | 02.06.2008   | The Visage, Winchester Road  | 29.06.2007<br>125 years from<br>16.5.2005  | NGL897139      |
| 21 | 06.10.2009   | Winchester Mews, 3<br>Winchester Road  | 21.09.2009<br>60 years from<br>20.3.2006   | NGL906575      |
| 22 | 25.08.2010<br>edged and<br>numbered 4, 5<br>and 7 in blue<br>(part of)                                     | Basement and Ground Floor<br>Premises 31-35 Winchester<br>Road   | 29.07.2010<br>12 years from<br>and including<br>6.4.2010 to<br>and including<br>5.4.2022 | NGL912706      |
| 23 | 11.04.2011   | The Leisure Centre,<br>Adelaide Road (Parts of The<br>Basement, First, Second,<br>Third, Fourth, Fifth and<br>Sixth Floor) | 31.03.2011<br>From 18.3.2006<br>to 31.3.2020   | NGL352560      |
| 24 | 12.12.2012<br>Edged and<br>numbered 3 in<br>blue (part of)   | Basement, ground and<br>mezzanine floor premises,<br>23 Winchester Road  | 23.11.2012<br>12 years from<br>23.11.2012  | NGL930834      |

End of register