



Title register for:

Second Floor Flat, 62 Fermoy Road, London, W9 3NJ (Leasehold)

Title number: BB2511

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Register summary

Title number BB2511

Registered owners Hela Mrabet
62C Fermoy Road, London W9 3NJ
Mohamed Ikbel Tlili
62C Fermoy Road, London W9 3NJ

Last sold for £480,100 on 18 November 2019

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
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1	2019-11-25	CITY OF WESTMINSTER
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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 62c Fermoy Road, London (W9 3NJ).

2	2019-11-25	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 18 November 2019 Term : 999 years from 24 June 2019 Parties : (1) Richard Francis Anyamene and others (2) John Henry Linden NOTE 1: The original Lease dated 31 August 1994 referred to in the above lease was formerly registered under NGL721634. NOTE 2: A copy of the original Lease is filed under NGL721634.
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3	2019-11-25	The Lease prohibits or restricts alienation.
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4	2019-11-25	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.
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5	2019-11-25	The landlord's title is registered.
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B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number Entry date

1	2019-11-25	PROPRIETOR: HELA MRABET and MOHAMED IKBEL TLILI of 62C Fermoy Road, London W9 3NJ.
2	2019-11-25	The price stated to have been paid on 18 November 2019 was £480,100.
3	2019-11-25	The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
4	2021-12-16	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 December 2021 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
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1	2019-11-25	<p>The land is subject to the following rights reserved by a Conveyance dated 25 March 1958 made between (1) The Church Commissioners For England and (2) The Walterton Investment Company Limited.</p> <p>EXCEPT AND RESERVED unto the Commissioners and their successors in title the owner or owners for the time being of the adjoining and neighbouring property.</p>
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(a) The free passage of water soil and other services from such adjoining land through any drains watercourses pipes and conduits now existing in or under the said property hereby conveyed or substituted therefor by the Purchaser and

(b) Full and free right and liberty without obtaining the consent or making any compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the property hereby transferred to deal in any manner whatsoever with any of the said adjoining or neighbouring property and to erect or maintain or suffer to be erected or maintained on such adjoining or neighbouring property any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time or times hereafter be enjoyed by or in respect of the property hereby transferred or any buildings for the time being thereon

(c) All such rights of way and such rights of user of air light and the passage thereof as the Commissioners their lessees or tenants now have or enjoy in through over and upon the said property or any part thereof to for or in respect of any adjoining property.

2	2021-12-16	REGISTERED CHARGE dated 2 December 2021.
3	2021-12-16	Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.
