

Title Number : BGL20507

This title is dealt with by HM Land Registry, Birkenhead 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 10 AUG 2021 at 14:22:44 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	: BGL20507
Address of Property	: Garage 7, 34 Phillimore Gardens, London W8 7QF
Price Stated	: £25,000,000
Registered Owner(s)	: PENNTISIA LIMITED (incorporated in Liberia) and PENNTISIMA LIMITED (incorporated in Liberia) of 23 Upper Phillimore Gardens, London W8 7HF.
Lender(s)	: None

## Title number BGL20507

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 10 AUG 2021 at 14:22:44. 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.

This copy is not 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. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

### 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.

#### KENSINGTON AND CHELSEA

- 1 (26.03.1997) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Garage 7, 34 Phillimore Gardens, London W8 7QF.
- 2 (26.03.1997) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 15 November 1996  
Term : From 25 March 1988 to 25 September 2051  
Rent : £50 rising to £300 and additional rent  
Parties : (1) Ann Margaret Bradley  
(2) John Raymond Langton  
NOTE: The original Lease dated 15 September 1988 referred to in the above lease was formerly registered under title number NGL625293
- 3 (26.03.1997) 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 The landlord's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 6 (11.01.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 7 (11.01.2008) The land in this title and other land has the benefit of the rights granted by a Deed dated 21 December 2007 made between (1) Ann Margaret Bradley and Elizabeth Ann Rackow and (2) Portobello Enterprises Ltd affecting the land tinted brown on the title plan for a term of 43 years, 9 months and 4 days from 21 December 2007.  
  
*NOTE1:-Copy filed under BGL55933.*  
  
*NOTE2:- See entry below relating to a Deed of Variation dated 1 June 2015.*
- 8 (08.06.2015) By a Deed dated 1 June 2015 made between (1) Ann Margaret Bradley and Elizabeth Ann Rackow and (2) Potobello Enterprises Limited the terms of the registered lease and the Lease of Easements dated 21 December 2007 were varied.  
  
*NOTE:-Copy Deed filed under BGL82911.*

Title number BGL20507

## 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 (07.06.2021) PROPRIETOR: PENNTISIA LIMITED (incorporated in Liberia) and PENNTISIMA LIMITED (incorporated in Liberia) of 23 Upper Phillimore Gardens, London W8 7HF.
- 2 (07.06.2021) The price stated to have been paid on 27 May 2021 for the land in this title and in title BGL55933 was £25,000,000.
- 3 (07.06.2021) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (07.06.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.

End of register