

Title Number : BGL121836

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 20 AUG 2021 at 11:23:38 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	: BGL121836
Address of Property	: 22 Hollandgreen Place, London (W8 6AX)
Price Stated	: £4,400,000
Registered Owner(s)	: POLINA KOVALEVA of 22 Hollandgreen Place, London W8 6AX.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 20 AUG 2021 at 11:23:38. 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.

KENSINGTON AND CHELSEA

- 1 (09.03.2016) 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 22 Hollandgreen Place, London (W8 6AX).

NOTE 1: The apartment is on the ground floor.

NOTE 2: The storage area is at basement level.
- 2 (09.03.2016) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 4 March 2016
Term : 999 years from and including 1 January 2013
Parties : (1) Addison Developments One Limited and Addison Developments Two Limited
(2) Polina Kovaleva
- 3 (09.03.2016) The Lease prohibits or restricts alienation.
- 4 (09.03.2016) The Lease dated 4 March 2016 referred to above grants the exclusive use of the basement parking space tinted pink on the title plan.
- 5 (09.03.2016) 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 (09.03.2016) 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 (09.03.2016) PROPRIETOR: POLINA KOVALEVA of 22 Hollandgreen Place, London W8 6AX.
- 2 (09.03.2016) The price, other than rents, stated to have been paid on the grant of the lease was £4,400,000.
- 3 (09.03.2016) RESTRICTION: No disposition of the registered estate (other than a charge) 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 certificate signed by a conveyancer that the provisions of clauses 4.14 to 4.20 (inclusive) of the registered lease have been complied with or

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B: Proprietorship Register continued

that they do not apply to the disposition.

C: Charges Register

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

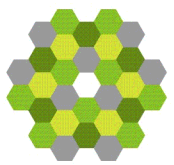
- 1 (09.03.2016) The land is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 15 May 2007 made between (1) Jove Properties 1 Limited and others and (2) Addison Developments One Limited and Addison Developments Two Limited.

NOTE: Copy filed under NGL597189.

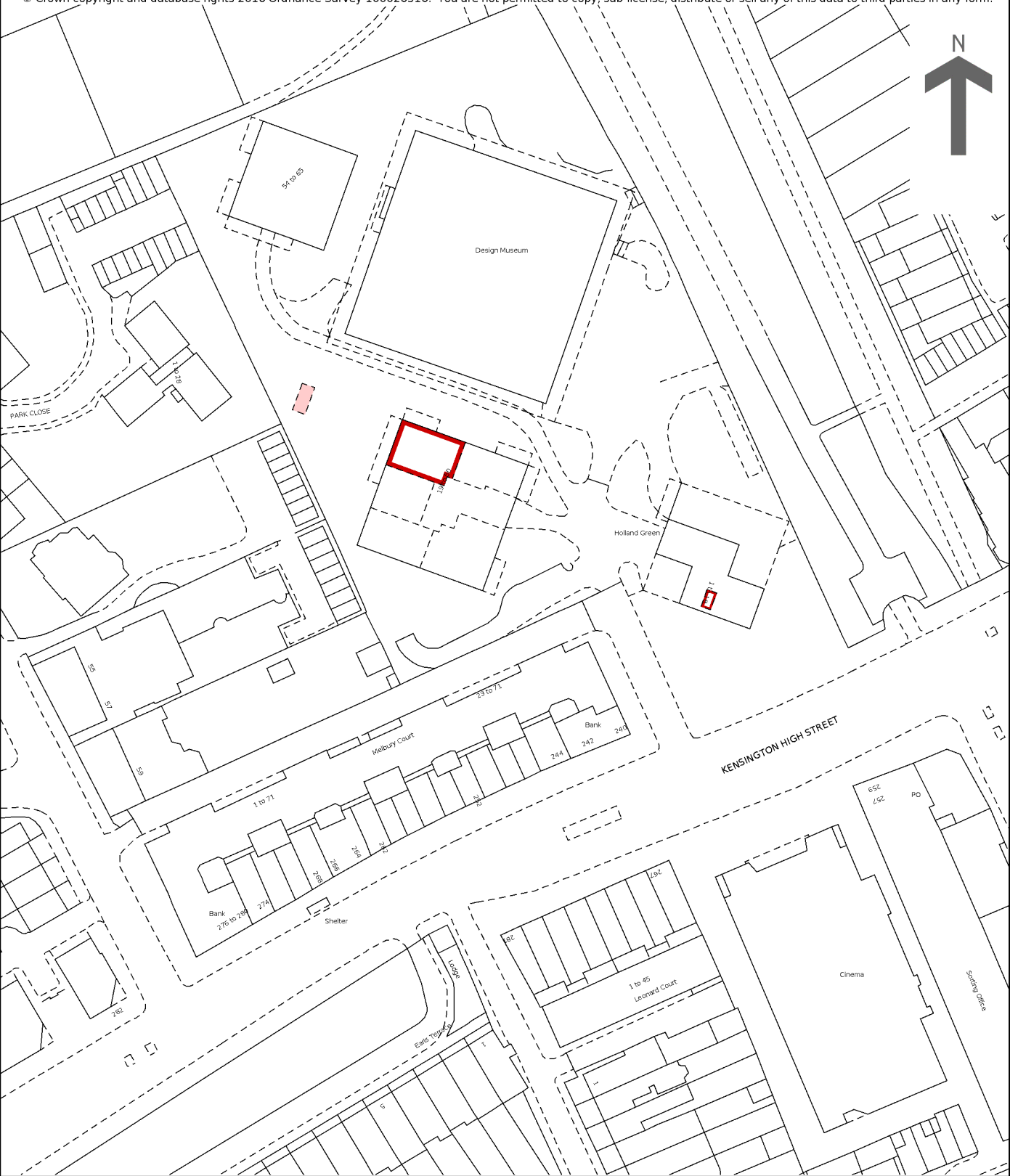
End of register

HM Land Registry Current title plan

Title number **BGL121836**
Ordnance Survey map reference **TQ2579SW**
Scale **1:1250**
Administrative area **Kensington and Chelsea**



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