



Title register for:

Flat 50 Eyot House, Marine Street, London, SE16 4BN (Leasehold)

Title number: TGL331182

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Register summary

Title number	TGL331182
Registered owners	Ksenia Ezerskaya Flat 50, Eyot House, Marine Street, London SE16 4BN
Last sold for	£520,000

A: Property Register

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

Entry number	Entry date	
1	2010-04-23	SOUTHWARK The Leasehold land shown edged with red on the plan of the above title filed at the Registry and

being Flat 50, Eyot House, Marine Street, London (SE16 4BN).

NOTE 1: As to the part tinted blue on the title plan only the eighth floor is included in the title.

NOTE 2: As to the part tinted pink on the title plan only the eighth and ninth floors are included in the title.

NOTE 3: As to the part tinted yellow on the title plan only the ninth floor is included in the title.

2	2010-04-23	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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3	2010-04-23	<p>The Conveyance dated 4 June 1970 referred to in the Charges Register contains the following provision:-</p> <p>"IT IS HEREBY DECLARED that the carrying on by the Board of their undertaking on their adjoining or neighbouring land in exercise of their powers and subject to their statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implied herein by reason of the Board being expressed to convey the property as Beneficial owners nor to be in derogation of their grant"</p>
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4	2010-04-23	<p>Short particulars of the lease(s) (or under-lease(s)) under which the land is held:</p> <p>Date : 7 April 2010</p> <p>Term : 125 years from 1 January 2009</p> <p>Parties : (1) Hyde Housing Association Limited</p> <p>(2) Ksenia Ezerskaya</p>
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(3) Hyde Vale Limited

5	2010-04-23	The Lease prohibits or restricts alienation.
6	2010-04-23	The registered lease dated 7 April 2010 grants the exclusive use of the adjoining balcony or terrace.
7	2010-04-23	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.

Class of Title: Title absolute

Entry number	Entry date	
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1	2010-04-23	PROPRIETOR: KSENIA EZERSKAYA of Flat 50, Eyot House, Marine Street, London SE16 4BN.
2	2010-04-23	The price, other than rents, stated to have been paid on the grant of the lease was £520,000.
3	2010-04-23	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 the proprietor for the time being of the estate registered under title number TGL324815 or their conveyancer that the provisions of Clause 4.21 of registered lease have been complied with.
4	2018-07-02	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge

dated 29 June 2018 in favour of Together Personal Finance Limited 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	2010-04-23	<p>A Conveyance of the freehold estate in the land edged blue on the title plan and other land dated 14 September 1931 made between (1) The Southern Railway Company (Company) and (2) James Hudson (Purchaser) contains the following covenants:-</p> <p>"The Purchaser hereby covenants with the Company that he will observe and perform the following stipulations and conditions:</p> <p>(a) That the Purchaser shall not excavate upon or do or suffer anything on the said hereditaments which may interfere with or endanger the Company's Railway or other property or the traffic thereover or imperil the stability of their works or which may in the opinion of the Company's Chief Engineer or their Estate Agent be or become a nuisance or cause damage or injury to the Company or their lessees or tenants or adjoining property and that no advertisements shall be exhibited on the said hereditaments overlooking the Company's property</p> <p>(b) That the Company shall be under no liability for damage or injury to the said hereditaments or to the Purchaser caused by the working or user of the Companys Railway or the situation of the said hereditaments in relation thereto"</p>
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2 2010-04-23 The land edged blue on the title plan is subject to the following rights reserved by the Conveyance dated 14 September 1931 referred to above:-

"EXCEPTING NEVERTHELESS AND RESERVING
.....
a perpetual right for the Company their successors and assigns to use any drains pipes wires or other easements now used by them in or over the said hereditaments and to erect any buildings or works on any land retained by them without restriction as to the nature height or other the extent thereof and also to use or deal with any such land retained without restriction"

3 2010-04-23 A Conveyance of the freehold estate in the land edged brown on the title plan and other land dated 4 June 1970 made between (1) British Railways Board (Board) and (2) Wentwood Properties Limited (Purchaser) contains the following covenants:-

"For the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefited or protected and with intent to bind so far as legally may be itself and successors in title owners for the time being of the property hereby conveyed or any part thereof in whosoever hands the same may come the Purchaser covenants with the Board as follows:-

Not at any time:-

(a) Without previously submitted details plans and sections thereof to the Board and obtaining their approval thereto, and

(b) Without complying with such reasonable conditions as to foundations or otherwise as the Board shall deem it necessary to impose to erect or add to any building or structures or to execute any

works on any part of the property within a distance of Twenty feet of the Board's land and works"

4 2010-04-23 The land edged brown on the title plan is subject to the following rights reserved by the Conveyance dated 4 June 1970 referred to above:-

"(a) There are not included in the Conveyance:-

.....

(ii) Any easement of right of light air or support or other easement or right which would restrict or interfere with the free use by the Board or any other person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Board (whether intended to be retained or sold by them).

(b) There is reserved to the Board:-

(i) The right at any time to erect or suffer to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property hereby conveyed and any access of light and air over the adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as of right"

5 2018-07-02 REGISTERED CHARGE dated 29 June 2018.

6 2018-07-02 Proprietor: TOGETHER PERSONAL FINANCE LIMITED (Co. Regn. No. 2613335) of Lake View, Lakeside, Cheadle SK8 3GW, trading as Together.