



Title register for:

Flat 807, 20 Palace Street, London, SW1E 5BB (Leasehold)

Title number: NGL872398

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Register summary

Title number NGL872398

Registered owners Anastasia Chepa

Flat 807, 20 Palace Street, London SW1E 5BB

Last sold for £1,044,500

A: Property Register

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

Entry number **Entry date**

1 2006-11-20 CITY OF WESTMINSTER

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and

being Flat 807, 20 Palace Street, London (SW1E 5BB).

NOTE: Only the eighth floor flat is included in the title.

2	2006-11-20	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 26 September 2006 Term : 999 years (less 10 days) from 29 September 2003 Parties : (1) Roebuck House (Nominee) Limited and Roebuck House (GP) Limited (2) Alexey Chepa and Anastasia Chepa
3	2006-11-20	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	2006-11-20	The registrar has not seen any consent to the grant of this sub-lease that the superior lease, out of which it was granted, may have required.
5	2006-11-20	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	2006-11-20	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	
1	2013-02-18	PROPRIETOR: ANASTASIA CHEPA of Flat 807, 20 Palace Street, London SW1E 5BB.
2	2006-11-20	The price, other than rents, stated to have been paid on the grant of the lease was £1,044,500.
3	2006-11-20	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, is to be registered without a certificate signed by the solicitor for the disponee that the provisions in Chapter 10 of the Lease dated 24 July 2006 have been complied with.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	2006-11-20	A Transfer of the freehold estate in the land in this title and other land dated 30 June 1970 made between (1) Watney Mann Limited and (2) City and Victoria Property Company Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	2006-11-20	An Agreement dated 31 May 2002 made between (1) GEP 16 Limited, EPR 626566 Limited and PS 68 Limited and (2) The Lord Mayor and Citizens of the City of Westminster pursuant to S.106 of the Town and Country Planning Act 1990 and Section 16 of the Greater London Council (General Powers) Act 1974 contains restrictive covenants and other

matters relating to the development of the land in this title.

3 2006-11-20 The land is subject to the rights granted by a Deed of Surrender Variation and Confirmation dated 30 March 2005 made between (1) Stag Place (No.1) Limited and Stag Place (No.2) limited (2) Roebuck House (GP) Limited and Roebuck House (Nominee) Limited and (3) Fitness First (Curzons) Limited.

NOTE: Copy filed under NGL765708.

4 The following are details of the covenants contained in the Transfer dated 30 June 1970 referred to in the Charges Register:-

"SUBJECT to the provisos hereinafter contained the Purchaser for itself and its successors in title and assigns hereby covenants with the Vendor its successors in title and assigns and as a separate covenant with the said Watney Mann (London & Home Counties) Limited its successors in title and assigns so as to bind the land hereby transferred and each and every part or parts thereof into whosoever hands the same may come and so that this covenant shall be and enure for the benefit and protection of the adjoining or neighbouring land and licensed properties of the said Watney Mann (London & Home Counties) Limited known as Phoenix Public House 14 Palace Street aforesaid Cask and Glass Public House 39 & 41, Palace Street aforesaid Pineapple Public House 25 Wilfred Street Albert Public House 52 Victoria Street Duke of York Public House 132 to 134 Victoria Street Windsor Public House 333 Vauxhall Bridge Road Stage Door Public House 3 Allington Street and Stag Public House 15 Bressenden Place all in the said London Borough of City of Westminster and each and all and every part or parts thereof not to

use nor permit the use of the land hereby transferred or any part or parts thereof or any buildings erected or to be erected thereon for the trade or business of a wholesale or retail seller of beers wines spirits or other intoxicating liquors or any mixture containing any fermented malt liquor spirit or wine or any trade or business in which such liquors or such mixture shall be sold or supplied and not to use or permit the use of the said land or any part or parts thereof or any buildings erected or to be erected thereon as a club or as a place where in either case intoxicating liquors or such mixture shall be sold supplied or consumed or for the purpose of brewing manufacturing distilling rectifying compounding processing making preparing bottling or storing intoxicating liquors or any mixture containing fermented malt liquor spirit or wine or for any other purpose whatsoever in connection with intoxicating liquors or such mixture as aforesaid other than advertisements of those beers brewed by the said Watney Mann (London & Home Counties) Limited or other members of the Watney Mann Group of Companies or of those wines spirits or other intoxicating liquors which shall be first approved by the said Watney Mann (London & Home Counties) Limited or its successors in title and assigns in writing PROVIDED THAT so long as the said Lease in favour of the Purchaser dated the Twenty-fourth day of January One thousand nine hundred and sixty-three shall subsist and Clause 3(P) thereof shall be duly observed and performed this present covenant insofar as it differs from the said covenant contained in the said Lease shall be deemed to be duly performed and observed AND PROVIDED FURTHER that the preceding proviso shall also apply mutatis mutandis to any Underlease or Sub-Underlease or other derivative term created out of the said Lease."

NOTE: The Lease dated 24 January 1963 has

determined.