

Title Number : 214286

This title is dealt with by HM Land Registry, Telford 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 1 FEB 2019 at 17:05:03 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	: 214286
Address of Property	: 32 New Kent Road (SE1 6TJ)
Price Stated	: £249,995
Registered Owner(s)	: HOSSEIN TORKZABAN and FARZAD MOAYEDI ZADEH of 32 New Kent Road, London SE1 6TJ.
Lender(s)	: NATIONAL WESTMINSTER BANK PLC

## Title number 214286

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 1 FEB 2019 at 17:05:03. 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.

SOUTHWARK

- 1 (09.03.1917) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 32 New Kent Road (SE1 6TJ).

### 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 (22.02.2006) PROPRIETOR: HOSSEIN TORKZABAN and FARZAD MOAYEDI ZADEH of 32 New Kent Road, London SE1 6TJ.
- 2 (21.05.2003) The price stated to have been paid on 2 September 2002 was £249,995.
- 3 (22.02.2006) 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 (22.02.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 31 January 2006 in favour of National Westminster Bank Plc referred to in the Charges Register.

### C: Charges Register

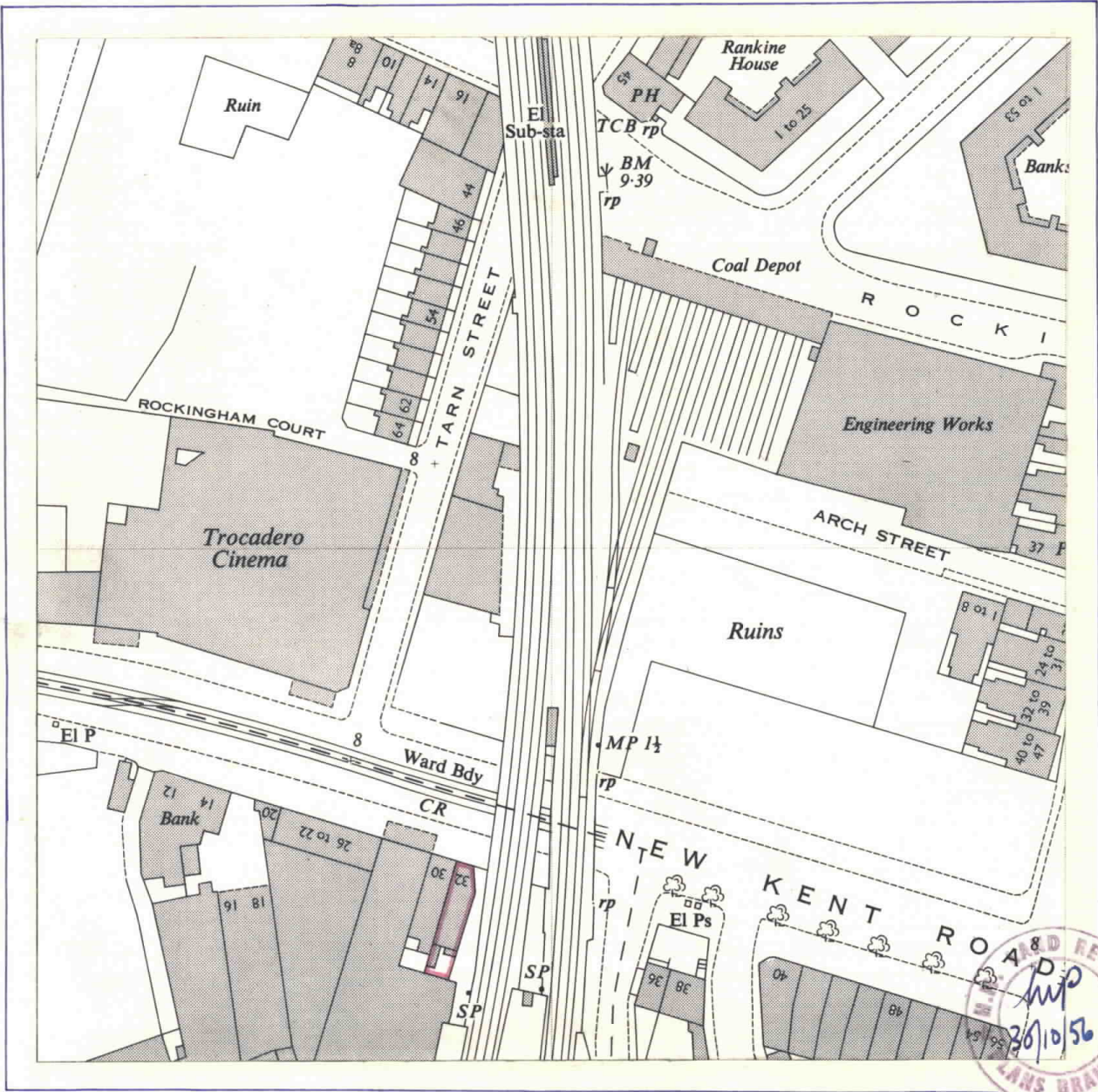
This register contains any charges and other matters that affect the land.

- 1 By Deed dated the 6th of August 1924 made between Charles Barnard Henry William D'Esterre and Abbondio Parravicini there was reserved unto the said Charles Barnard the free passage and running of water and soil coming from any other buildings and land of the said Charles Barnard and his tenants by and through the channels and drains of the land in this title or any part or parts thereof.
- 2 (05.08.1932) A Deed dated 28 July 1932 made between (1) Abbondio Parravicini and (2) Elephant and Castle Theatre Limited relates to rights of light and air.  
  
-NOTE: Copy filed under 151015.
- 3 (22.02.2006) REGISTERED CHARGE dated 31 January 2006.
- 4 (22.02.2006) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of PO Box 30735 332 High Holborn, London WC1V 7PF.

Title number 214286

End of register

H.M. Land Registry.  
~~Certificate Copy~~  
~~of the~~  
Filed Plan of Title No. 214286  
Scale 1/1250



O.S. Sheet LONDON TQ 3279 SW  
Crown Copyright Reserved

MB24.

436596. Wt. 31403/29. 2M. 5/54. B. & S., Ltd. 628.

This is a copy of the title plan on 1 FEB 2019 at 17:05:03. 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 title plan. An official copy of the title plan 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.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

Crown Copyright. Produced by HM Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.