

Title Number : NGL943823

This title is dealt with by HM Land Registry, Croydon 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 27 JUL 2020 at 10:58:09 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	: NGL943823
Address of Property	: Apartment 6, 5 Princes Gate, London (SW7 1QJ)
Price Stated	: £33,000,000
Registered Owner(s)	: K LEGACY LTD (incorporated in British Virgin Islands) of Apartment 6, 5 Princes Gate, London SW7 1QJ and of Trinity Chambers, PO Box 4301, Road Town, Tortola, British Virgin Islands.
Lender(s)	: None

## Title number NGL943823

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 27 JUL 2020 at 10:58:09. 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.

#### CITY OF WESTMINSTER

- 1 (10.07.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Apartment 6, 5 Princes Gate, London (SW7 1QJ).

NOTE 1: As to the part tinted pink on the title plan only the sixth and seventh floors are included in the title.

NOTE 2: As to the part tinted blue on the title plan only the seventh floor is included in the title.

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

NOTE 4: As to the part tinted brown on the title plan only the sixth and seventh floors together with the parking space are included in the title.

NOTE 5: As to the part tinted yellow on the title plan only the parking space is included in the title.

NOTE 6: As to the part cross hatched in blue on the title plan only the sixth and seventh floors together with the storage room are included in the title.

NOTE 7: As to the part numbered 1 in blue on the title plan only the storage room is included in the title.

- 2 (10.07.2014) 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.
- 3 (10.07.2014) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 6 February 1991 made between (1) St. Anselm Development Company Limited and (2) Scottish Amicable Life Assurance Society.

*NOTE: Copy filed under NGL678785.*

- 4 (10.07.2014) The Transfer dated 6 February 1991 referred to above contains a provision as to light or air.
- 5 (10.07.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 2 July 2014  
Term : 999 years from 1 January 2014  
Parties : (1) Coll Hill Spink Limited  
(2) Hussain Abdullatif
- 6 (10.07.2014) The Lease prohibits or restricts alienation.

## A: Property Register continued

7 (10.07.2014) 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 (04.07.2016) PROPRIETOR: K LEGACY LTD (incorporated in British Virgin Islands) of Apartment 6, 5 Princes Gate, London SW7 1QJ and of Trinity Chambers, PO Box 4301, Road Town, Tortola, British Virgin Islands.
- 2 (10.07.2014) RESTRICTION: No disposition of the registered estate 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 paragraph 9 of Schedule 4 of the registered lease have been complied with or do not apply to the disposition.
- 3 (04.07.2016) The price stated to have been paid on 3 June 2016 for the land in this title and in NGL943822 was £33,000,000.

## C: Charges Register

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

- 1 (10.07.2014) The land is subject to such exceptions reservations and covenants contained in a Deed affecting 3 and 4 Princes Gate and other land dated 28 July 1855 made between (1) the Right Honourable William Earl of Listowel and The Right Honourable William Hare commonly called Viscount Ennismore and (2) John Kelk are now subsisting and capable of being enforced.
- 2 (10.07.2014) A Conveyance dated 3 August 1855 made between (1) The Right Honourable William Earl of Listowel and Viscount Ennismore (2) Richard William Jennings and (3) The Right Honourable Edward Berkeley Lord Portman contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (10.07.2014) A Consent dated 26 November 1936 under the hand of Ernestine Mary Dowager Countess of Listowel to the demolition of the buildings erected on the land in this title and other land and to the erection of flats thereon,

*NOTE: Copy filed under 326277.*

- 4 (10.07.2014) The land is subject to the rights of passage and running of water, soil, gas and electricity, support shelter and protection, entry and other rights granted by a Lease dated 7 September 1981 of adjoining land to IFH Property Trading N.V. from 7 September 1981 to 23 December 2062.

*NOTE: Copy lease filed under NGL406289.*

- 5 (10.07.2014) By a Transfer dated 6 February 1991 made between (1) St. Anselm Development Company Limited and (2) Scottish Amicable Life Assurance Society the covenants contained in the Deed dated 28 July 1855 and the Conveyance dated 3 August 1855 referred to above were expressed to be released.

*NOTE: Copy filed under NGL678785.*

## Schedule of restrictive covenants

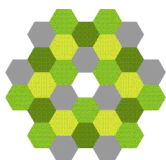
1 (10.07.2014) The following are details of the covenants contained in the Conveyance dated 3 August 1855 referred to in the Charges Register:-

The said John Kelk thereby for himself his heirs and assigns covenanted with the said William then Earl of Listowel and William Viscount Ennismore their respective executors and administrators in trust for themselves and every or person interested or to become interested under or through the said Will and Codicils of the said late Earl of Listowel or any of them in the said Kingston House Estate or than the portion thereof thereinbefore apportioned or assured in manner following (that was to say)

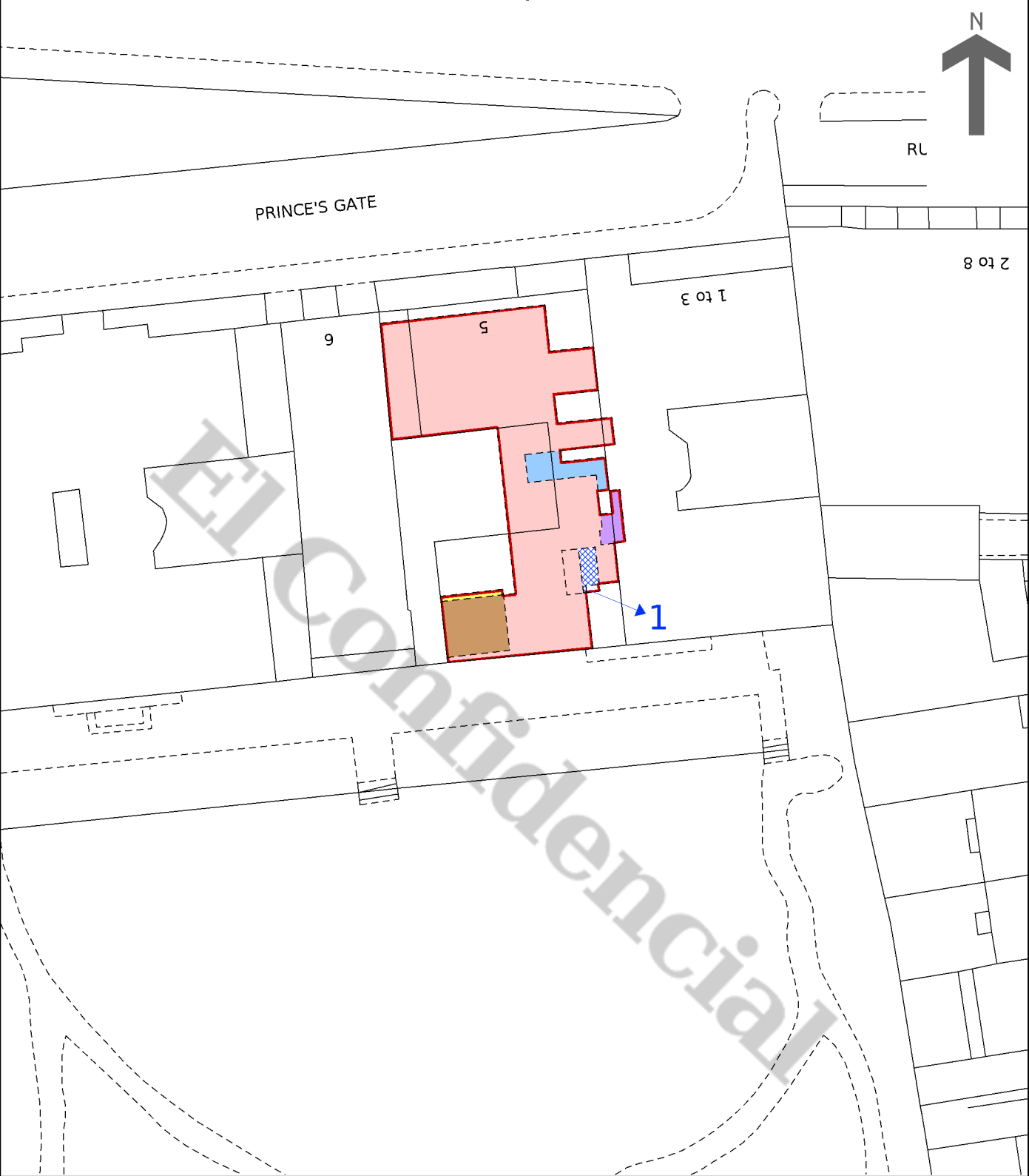
That he the said John Kelk his heirs or assigns should not nor would at any time thereafter erect or set up any erections or buildings in the yards or gardens or on any part of the hereditaments thereby apportioned or assured which might lessen the air obstruct the light or in any way interrupt the views from the adjoining or neighbouring buildings or destroy the uniformity of the said hereditaments with the adjoining premises nor make or permit to be made any alteration in the elevation of the said hereditaments or in the architectural decorations thereof without the previous consent in writing of the said William then Earl of Listowel or other the person or persons for the time being beneficially entitled to the possession or the receipt of the rents and profits of the Mansion House called Kingston House in Knightsbridge aforesaid or the site thereof for a life or larger estate or interest if of full age or if a minor or minors his her or their guardian or guardians.

And also that the said John Kelk his heirs and assigns should not without the consent in writing of the said William then Earl of Listowel or his assigns or the person or persons for the time being entitled as aforesaid exercise or carry on or suffer to be exercised or carried on upon any part of the hereditaments thereby assured any trade or business whatsoever or any establishment for the sale of anything whatsoever or any School or Establishment of any description for the purpose of education but should keep and use such of the hereditaments thereby assured as should consist of dwellinghouse as and for a dwellinghouse only and such part of the same hereditaments as should consist of a coachhouse and stable as and for a coach house and stable only And should not do or cause or suffer to be done any act that might be or grow to the annoyance damage or disturbance of the said William then Earl of Listowel or his assigns or other the person or persons for the time being entitled as aforesaid or any of his or their Tenants of the said Kingston House Estate.

End of register



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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.

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in association with the



## Flood Risk Indicator

Title number and property description

NGL943823

Apartment 6, 5 Princes Gate, London, SW7 1QJ,

### Flood risk

The land registered under the above title number does not fall within a river or sea floodplain and is more than 500 metres from the nearest river or sea floodplain.

The land is in an area that has a very low chance of flooding from rivers or the sea which means that it is unlikely to flood except in extreme conditions. The chance of flooding each year is less than 0.1 percent (1 in 1000). This takes into account the effect of any flood defences that may be in this area.

This result was produced on 27 July 2020 based on Environment Agency and Natural Resources Wales flood risk data that was current as of July 2018 and Land Registry data that was current as of 25 July 2020. The Flood Risk Indicator is based on the most up to date Environment Agency and Natural Resources Wales flood data available at the date and time of your search.

## Disclaimer

The information contained in this document is for general information purposes only. The flood risk information is provided by the Environment Agency and Natural Resources Wales. You should note that:-

The Flood Risk Indicator shows only the predicted likelihood of flooding of areas of land from rivers or the sea and it is not detailed enough to describe the likelihood of flooding for individual properties.

Individual properties may not always face the same chance of flooding as the areas that surround them because, for example the property may be higher than the surrounding land. There may also be particular occasions when flooding occurs and the observed pattern of flooding does not in reality match the predicted patterns shown on the Environment Agency and Natural Resources Wales flood data.

Because the flood data from the Environment Agency and Natural Resources Wales is created as a result of a modelling process, it may by its nature not be as accurate as might be desired.

If you believe that a particular property does not face the chance of flooding shown on the Environment Agency and Natural Resources Wales flood data, or if you have information that you believe may not have been taken into account, then you should contact your local Environment Agency or Natural Resources Wales office or see the Environment Agency or Natural Resources Wales website for more information on flood data.

We will endeavour to keep the information up to date and correct but make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, suitability or availability with respect to the flood data. Any reliance you place on such information is therefore strictly at your own risk.

See <https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather> and <http://www.naturalresourceswales.gov.uk/flooding-and-water>



## VAT receipt

Date

27 July 2020

Items

Flood Risk Indicator for NGL943823

WorldPay Transaction ID: 18076841254

Net value	£9.00
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VAT @ 20%	£1.80
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Total including VAT	£10.80
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HM Land Registry  
Trafalgar House  
1 Bedford Park  
Croydon  
CR0 2AQ

VAT registration number: GB 8888 181 53