



Title register for:

8 Langham Court, South Ruislip, Ruislip, HA4 6RX (Leasehold)

Title number: NGL498342

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Register summary

Title number	NGL498342
Registered owners	<p>Zainab Ismat</p> <p>8 Langham Court, Station Approach, South Ruislip, Ruislip HA4 6RX</p> <p>Mohamed Osman Ismat</p> <p>8 Langham Court, Station Approach, South Ruislip, Ruislip HA4 6RX</p>
Last sold for	£275,000 on 13 July 2017

A: Property Register

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

Entry number	Entry date
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1	1984-08-07	HILLINGDON
		<p>The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Langham Court, Station Approach, South Ruislip, Ruislip (HA4 6RX).</p> <p>NOTE: Only the first floor flat is included in the title.</p>
2	1984-08-07	<p>Short particulars of the lease(s) (or under-lease(s)) under which the land is held:</p> <p>Date : 27 February 1984</p> <p>Term : 125 years from 29 September 1983</p> <p>Rent : £10</p> <p>Parties : (1) London and Auckland Estates</p> <p>(2) Flats & Estates Developments Limited</p> <p>(3) Peter Roy Mainprize</p>
3		<p>A copy of the Lease dated 22 November 1957 referred to in the registered Lease is filed under MX352603.</p>
4		<p>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.</p>
5		<p>By a Deed dated 17 October 1986 made between (1) Sinclair Gardens Investments (Kensington) Limited and (2) Martin Christopher Daoud and Deborah Anne Jacks the terms of the registered lease were expressed to be varied.</p> <p>NOTE: Copy Deed filed.</p>

6	Lessor's title registered under MX334541(NGL)
7	Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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	2017-07-20	PROPRIETOR: ZAINAB ISMAT and MOHAMED OSMAN ISMAT of 8 Langham Court, Station Approach, South Ruislip, Ruislip HA4 6RX.
2	2017-07-20	The price stated to have been paid on 13 July 2017 was £275,000.
3	2017-07-20	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	2017-07-20	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

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	<p>A Conveyance of the freehold estate in the land in this title and other land dated 19 December 1938 made between (1) The Reverend George Derek Barnsley (Vendor) (2) The Ecclesiastical Commissioners for England (Commissioners) (3) The Dean and Canons of the King's Free Chapel of St George and (4) Davis Estates Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.</p>
2	<p>The following are details of the covenants contained in the Conveyance dated 19 December 1938 referred to in the Charges Register:-</p> <p>"The Purchaser to the intent and so as to bind as far as practicable the said hereditaments hereinbefore expressed to hereby conveyed into whosoever hands the same may come and so as to enure for the benefit and protection of the neighbouring property now forming part of the glebe lands belonging to the said Vicarage doth hereby covenant with the Vendor and also by way of separate covenant with the Commissioners as follows that is to say:-</p> <p>1. THAT the Purchaser will forthwith at its own expense erect upon all sides of the property hereby conveyed close-boarded fences five feet six inches in height</p> <p>2. THAT no buildings shall be erected upon the said property except in accordance with plans and designs which shall have been previously submitted in duplicate to and approved in writing by the Surveyors of the Vendor for the time being whose fee of One pound One shilling in respect of each</p>

building comprised in such plans and designs shall be payable by the Purchaser upon demand

3. THAT no building shall be erected upon the said land of less value in materials and labour than Three hundred pounds and containing less than three bedrooms"