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Mr L Mettle  
Flat 7 Trident House  
Merbury Walk  
West Thamesmead  
London  
SE28 0NB

**Our Ref:**  
JEB.LP.Mettle

**Date:**  
26 January 2005

Dear Mr Mettle,

**Re: Flat 7 Trident House Thames Walk West Thamesmead London SE28 0NB**

I herewith enclose a copy of the registered entries showing you registered as the new proprietor.

I also herewith enclose a stamped addressed envelope and should be obliged if you would comment on my services and in particular if you would mention any matters on which you believe I could improve my services to Clients.

Yours sincerely,

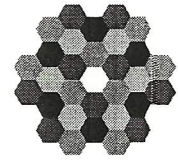
Jim Barnes  
**JAMES E BARNES**



A MEMBER OF THE LAW SOCIETY'S TRANSACTION SCHEME  
AND AUTHORISED BY THE LAW SOCIETY AS A TRAINING ESTABLISHMENT

•Principal solicitor \*Practice Manager

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**TITLE INFORMATION DOCUMENT**  
(issued following a change to the register)

Attached is an official copy of the register and of the title plan showing entries subsisting following the recent completion of an application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in the future you wish to apply for an official copy of the register or the title plan showing the then position, please apply using Form OC1 (available from us, our website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) and from law stationers). A fee is payable for each copy issued.

If we need to write to, or send a formal notice to, an owner or other party who has an interest noted on the register, we will write to them at the address as shown on the register. It is important that this address is correct and up to date. If you have such an address but wish to change it, please let us know as soon as possible, quoting the title number.

If you have any queries, please contact us at the address below, quoting the title number shown on the top of the official copy.

**TELFORD DISTRICT LAND REGISTRY  
PARKSIDE COURT  
HALL PARK WAY  
TELFORD  
SHROPSHIRE  
TF3 4LR**

**DX No: 28100 Telford (2)**

**TEL: (01952) 290355  
FAX: (01952) 290356**

**THIS DOCUMENT HAS BEEN SUPPLIED FOR INFORMATION ONLY. IT SHOULD NOT BE SENT TO  
LAND REGISTRY IN CONNECTION WITH ANY SUBSEQUENT APPLICATION.**

# OFFICIAL COPY OF REGISTER ENTRIES

This official copy shows the entries subsisting on the register on 24 January 2005 at 14:47:38. **This date must be quoted as the 'search from date' in any official search application based on this copy.**

Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.

Issued on 24 January 2005.

This title is dealt with by **Land Registry Telford Office.**

## Land Registry

Title Number : **TGL248018**

Edition Date : 24 January 2005

### 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.*

#### GREENWICH

1. (19 November 2004) The **Leasehold** land shown edged with red on the plan of the above Title filed at the Registry and being Flat 7, Trident House, Merbury Road, London (SE28 0NB).

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

2. (19 November 2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 22 October 2004

Term : 125 years from 1 April 2004

Parties : (1) Gallions Housing Association Limited

(2) Leonard Nii Boye Mettle

NOTE: The Lessee is under an obligation to surrender the lease in the circumstances therein mentioned.

3. (19 November 2004) 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. (19 November 2004) The Transfer dated 27 September 2004 referred to in the charges register contains provisions as to light or air, boundary structures and other matters.
5. (19 November 2004) The lessor'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. (19 November 2004) **PROPRIETOR:** LEONARD NII BOYE METTLE of Flat 7, Trident House, Merbury Road, London SE28 0NB.
2. (19 November 2004) The price, other than rents, stated to have been paid on the grant of the lease was £82,500.
3. (19 November 2004) **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 22 October 2004 in favour of Kent Reliance Building Society referred to in the Charges Register.
4. (19 January 2005) **RESTRICTION:** No deed varying the terms of the registered lease is to be completed by registration without the consent of the Housing Corporation of 149 Tottenham Court Road, London W1T 7BN.
5. (19 January 2005) **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 on behalf of Gallions Housing Association Limited by its secretary or conveyancer that the provisions of clause 13(15)(d) of the registered Sub-Underlease dated 22 October 2004 and made between (1) Gallions Housing Association Limited and (2) Leonard Nii Boye Mettle has been complied with.

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## **C: Charges Register**

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

1. (19 November 2004) A Conveyance of the freehold estate in the land in this title and other land dated 19 December 1975 made between (1) The Queen's Most Excellent Majesty (2) The Secretary of State for Defence (3) The Crown Estate Commissioners (the Commissioners) and (4) Greater London Council (the Council) contains the following covenant affecting the land in this title and other land:-

"THE Council hereby covenants with the Secretary of State TO THE INTENT that the burden of this covenant may run with and bind the property firstly hereby conveyed and every part thereof into whosoever hands the same may come and TO THE INTENT that the benefit thereof may be annexed to and run with the retained land and every part thereof that neither the property firstly hereby conveyed nor any part thereof shall be used for any noisy noxious or offensive trade or business or for any purpose which may be or become a nuisance damage or annoyance to the Secretary of State or other the owners or occupiers for the time being of the retained land or any part thereof."

NOTE:-The retained land referred to lies to the south of the land in this title .

2. (19 November 2004) The land is subject to the following rights granted by a Transfer dated 20 November 1998 of land lying to the south of the land in this title made between (1) Thamesmead Town Limited (Transferor) (2) Barratt Homes Limited (Company) and (3) Landmark Housing Association

## C: Charges Register continued

Limited (Transferee):-

"Together with the rights and easements specified in the First Schedule hereto

### THE FIRST SCHEDULE

(Rights granted to the Transferee)

1. Full right and liberty for the Transferee and all persons authorised by him (in common with all other persons entitled to the like right) that at all times by day or by night to the extent necessary for the purpose of domestic use and convenience incidental to the occupation of the Property

(a) to go pass and repass with or without motor vehicles over and along the roadways and on foot only over the paths on the Estate leading to the Property or any garage or common parking area

(b) to go pass and repass with or without motor vehicles over and along such part of the Amenity Areas as may be necessary to gain access to the Property

(c) to go pass and repass on foot only over and along the pathways of the Estate leading to the Property

2. Full right and liberty for the Transferee and all persons authorised by him (in common with all other persons entitled to the like right) to use the Amenity Areas for the purpose of rest and quiet recreation (not involving the playing of games) subject to such regulations for the common enjoyment thereof as the Company may from time to time prescribe

.....

4. The free and uninterrupted passage and running of water soil gas and electricity to and from the Property through the Conduits which are now or may at any time within the Perpetuity Period be laid in or under or over the Estate

5. The right for the Transferee with or without workmen and others at all reasonable times on reasonable notice (except in cases of emergency) to enter into and upon other parts of the Estate for the purpose of repairing cleansing maintaining or renewing any sewers drains watercourses cisterns gutters pipes and wires which solely serve the Property and of laying down of any replacement sewers drains watercourses cisterns gutters cables pipes and wires causing as little disturbance as possible and making good any damage caused thereby

6. The benefit of the respective covenants obligations and restrictions contained in the Transfer of any other plot on the Estate made by the Transferor within the Perpetuity Period

.....

PROVIDED ALWAYS that none of the rights specified in this Schedule shall apply to or be exercised over any electricity sub-station site or sites land or apparatus of any statutory undertakers or of British Telecom or of any other persons having similar rights included in the Estate."

3. (19 November 2004) A Transfer of the freehold estate in the land in this title and other land dated 27 September 2004 made between (1) Tilfen Land

## C: Charges Register continued

Limited and (2) Gallions Housing Association Limited contains restrictive covenants.

*NOTE: Copy filed.*

4. (19 November 2004) The land is subject to the rights reserved by the Transfer dated 27 September 2004 referred to above.
5. (19 November 2004) The Transfer dated 27 September 2004 referred to above contains a grant of rentcharges as therein mentioned.
6. (19 November 2004) **REGISTERED CHARGE** dated 22 October 2004.
7. (19 November 2004) **PROPRIETOR: KENT RELIANCE BUILDING SOCIETY** of Reliance House, Sun Pier, Chatham, Kent ME4 4ET.

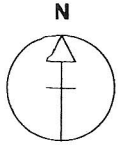
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**END OF REGISTER**

*NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.*



TITLE NUMBER  
**TGL248018**



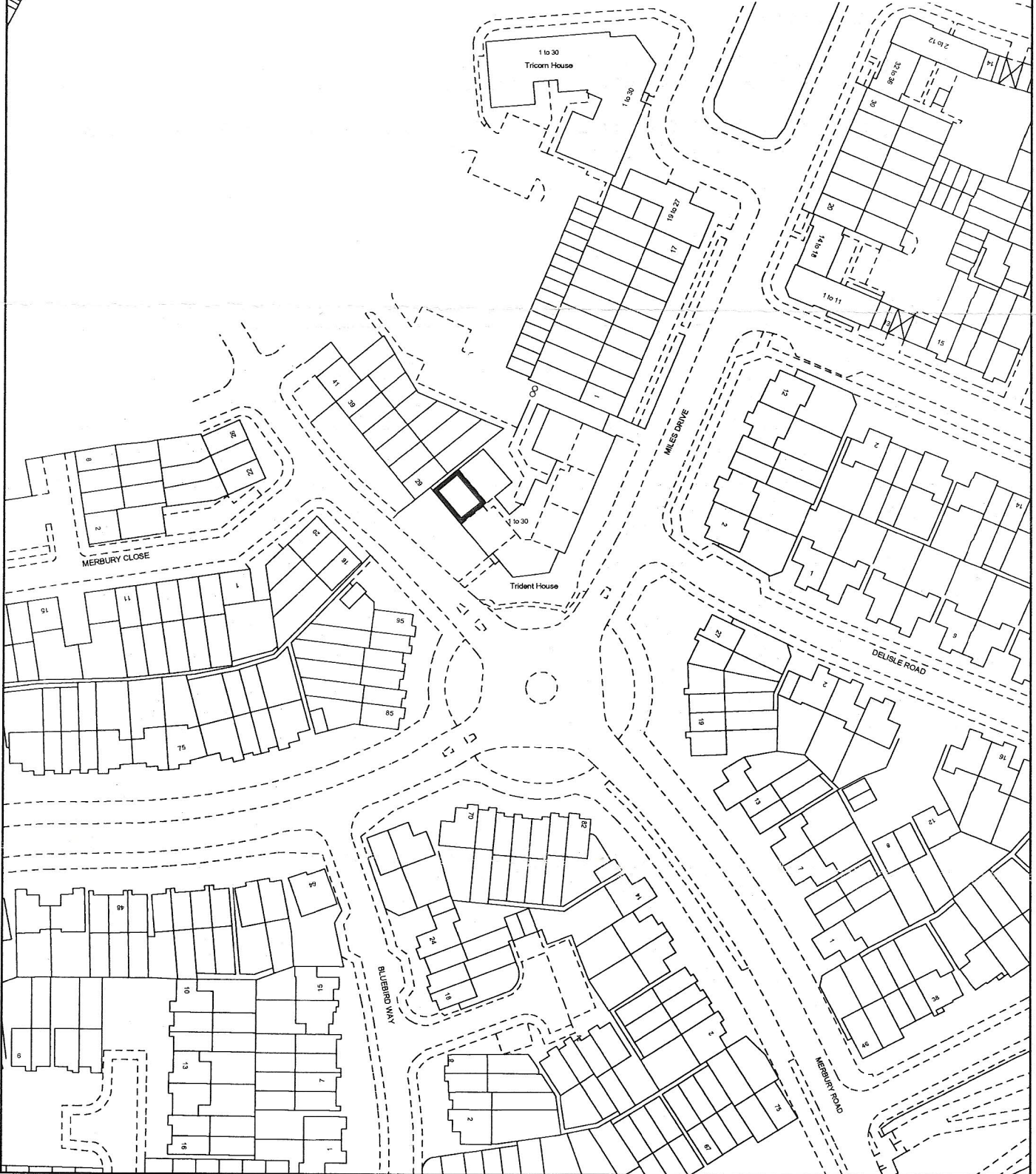
**GREENWICH**

ORDNANCE SURVEY MAP REFERENCE:

TQ4480SE

SCALE 1:1250

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This title plan shows the general position of the boundaries: it does not show the exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground. For more information see Land Registry Public Guide 7 - Title Plans.

This official copy shows the state of the title plan on **24 January 2005 at 14:21:46**. It may be subject to distortions in scale. Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original. Issued on 24 January 2005.

This title is dealt with by the **Telford District Land Registry**.

