

Title Number : NGL142594

This title is dealt with by Land Registry, Wales 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 9 JAN 2015 at 09:39:24 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NGL142594
Address of Property	: The Prince of Wales Public House, 1 Finsbury Road, Wood Green, London (N22 8PA)
Price Stated	: £600,000
Registered Owner(s)	: RADIA ESTATES LIMITED (Co. Regn. No. 4251554) of Rosslyn House, 34 Railway Approach, Harrow HA3 5AA and of First Floor Offices, 407 Nether Street, London N3 1QG.
Lender(s)	: National Westminster Bank PLC

Title number NGL142594

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 JAN 2015 at 09:39:24. This copy does not take account of any application made after that time even if still pending in the 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 Land Registry web site explains how to do this.

A: Property Register

This register describes the land and estate comprised in the title.

HARINGEY

- 1 (09.10.1970) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Prince of Wales Public House, 1 Finsbury Road, Wood Green, London (N22 8PA).

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 (12.08.2013) PROPRIETOR: RADIA ESTATES LIMITED (Co. Regn. No. 4251554) of Rosslyn House, 34 Railway Approach, Harrow HA3 5AA and of First Floor Offices, 407 Nether Street, London N3 1QG.
- 2 (12.08.2013) The price stated to have been paid on 1 July 2013 was £600,000.
- 3 (12.08.2013) A Transfer dated 1 July 2013 made between (1) Punch Partnerships (PTL) Limited and (2) Radia Estates Limited contains purchaser's personal covenants.
NOTE: Copy filed.
- 4 (15.10.2013) 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 27 September 2013 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 (04.05.2004) The land is subject to the lease set out in the schedule of leases hereto.
- 2 (15.10.2013) REGISTERED CHARGE dated 27 September 2013.
- 3 (15.10.2013) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Credit Documentation Department, 8th Floor, 1 Hardman Boulevard, Manchester M3 3AQ.

Schedule of notices of leases

- | | | | | |
|---|------------|----------------------------------|---|-----------|
| 1 | 12.10.2010 | The Prince of Wales Public House | 22.01.2008
25 years from
26.02.2003 | AGL219596 |
|---|------------|----------------------------------|---|-----------|

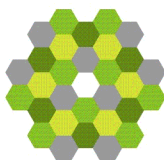
Title number NGL142594

End of register

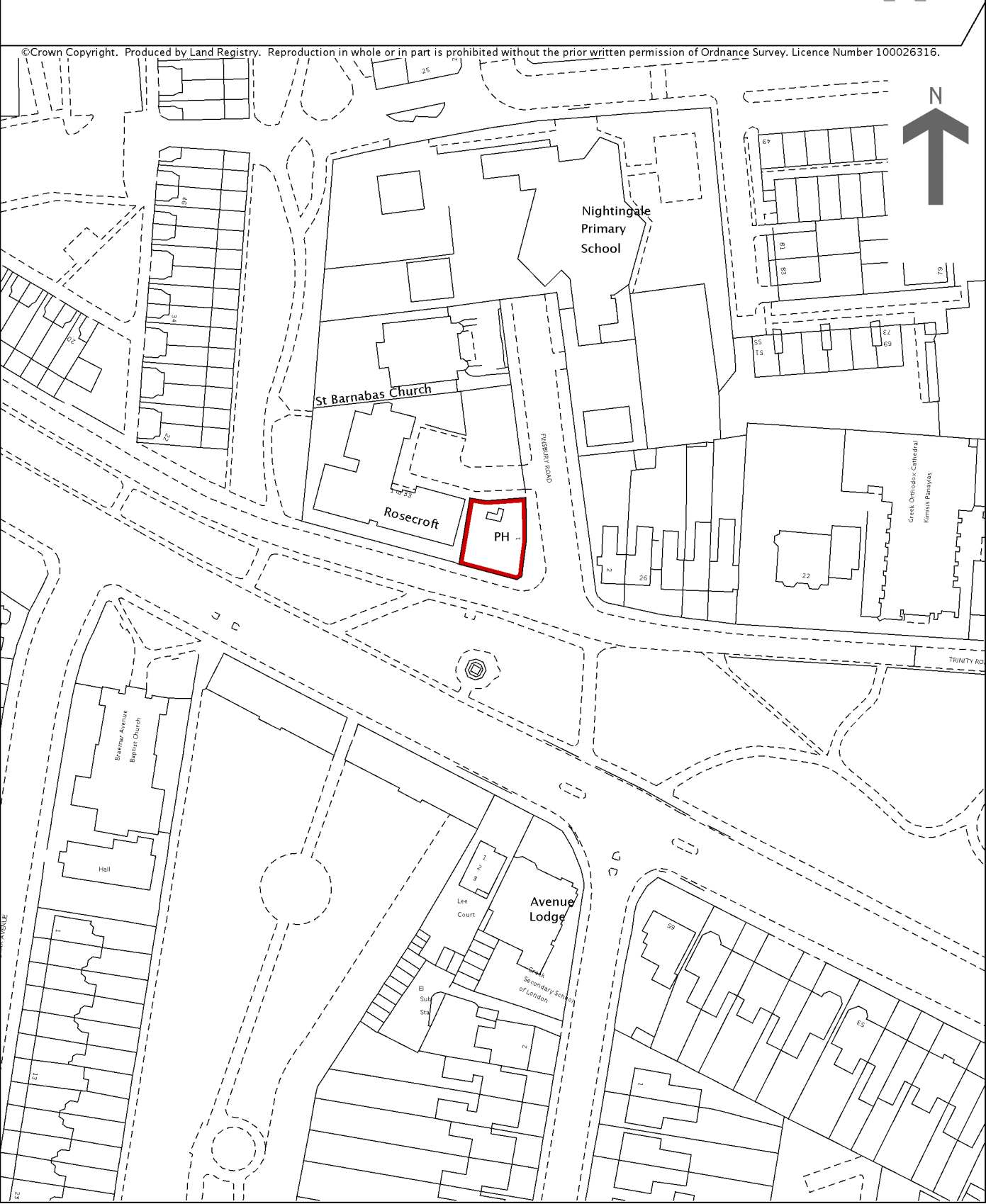
Land Registry

Current title plan

Title number **NGL142594**
Ordnance Survey map reference **TQ3090NE**
Scale **1:1250**
Administrative area **Haringey**



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



This is a copy of the title plan on 9 JAN 2015 at 09:39:25. This copy does not take account of any application made after that time even if still pending in the 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 Land Registry web site explains how to do this.

The 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 Land Registry, Wales Office.