

Title Number : LN136795

This title is dealt with by HM Land Registry, Birkenhead 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 18 MAR 2022 at 11:05:51 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	: LN136795
Address of Property	: 31 Holland Park, London (W11 3TA)
Price Stated	: Not Available
Registered Owner(s)	: VLADIMIR PETROVICH EVTUSHENKOV of 3rd Tverskaya-Yamskaya Str., 48, apt. 16, Moscow, 125047, Russian Federation.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 18 MAR 2022 at 11:05:51. 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.

KENSINGTON AND CHELSEA

- 1 (13.04.1956) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 31 Holland Park, London (W11 3TA).

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 (14.03.2019) PROPRIETOR: VLADIMIR PETROVICH EVTUSHENKOV of 3rd Tverskaya-Yamskaya Str., 48, apt. 16, Moscow, 125047, Russian Federation.
- 2 (14.03.2019) The value stated as at 14 March 2019 for the land in this title and title BGL85588 was £31,000,000.

C: Charges Register

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

- 1 A Conveyance dated 14 August 1861 made between (1) The Right Honourable Mary Augusta Lady Holland (2) John Henry Browne (3) William Radford and Francis Radford and (4) John James contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 14 August 1861 referred to in the Charges Register:-

"AND the said William Radford for himself his heirs executors and administrators hereby covenants with the said Lady Holland her heirs and assigns that he the said William Radford his heirs executors administrators or assigns will not at any time during the period of ninety nine years computed from Lady day One thousand eight hundred and fifty eight - erect or suffer to be erected upon any part of the ground hereby conveyed which is now used or intended to be used as a yard or garden to the said messuage any house outhouse building or structure of any kind or description whatsoever nor make any alteration in the plan or elevation or in the architectural decorations of the said messuage nor make any addition thereto either in height or projection without the previous license or consent in writing of the said Lady Holland her heirs or assigns And also that he the said William Radford his heirs or assigns will not exercise or carry on or permit or suffer to be exercised or carried on in or upon the said premises or any part thereof any trade or business whatsoever nor make any show of trade or

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Schedule of restrictive covenants continued

business or permit or suffer the said messuage or any part thereof to be occupied or used otherwise than as a private dwellinghouse without such consent as aforesaid nor do or permit to be done any act matter or thing which may be or become a nuisance damage or annoyance to the said Lady Holland her heirs or assigns or her or their lessees or tenants And further that he the said William Radford his heirs and assigns will use and occupy so much of the land hereby conveyed as does not consist of the site of the said messuage as and for garden or pleasure ground only."

End of register