

Title register for:

141 Howard Avenue, Bexley, DA5 3BA (Freehold)

Title number: K2751

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Register summary

Title number	K2751
Registered owners	Nicola Katherine Guenigault 141 Howard Avenue, Bexley DA5 3BA Dean Stewart Sohn 141 Howard Avenue, Bexley DA5 3BA
Last sold for	£345,000 on 07 June 2021

A: Property Register

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

Entry number	Entry date
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1	1933-09-09	BEXLEY
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The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 141 Howard Avenue, Bexley (DA5 3BA).

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The land comprised in this title formerly numbered on the General Map is now shown and edged with red on the plan of this title filed at the Registry.

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
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1	2021-06-10	PROPRIETOR: NICOLA KATHERINE GUENIGAULT and DEAN STEWART SOHN of 141 Howard Avenue, Bexley DA5 3BA.
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2	2021-06-10	The price stated to have been paid on 7 June 2021 was £345,000.
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C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date
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1		The land is subject to the easements in respect of the West Kent Main Sewer which lies under the back garden of the land in this title and of the works in connection therewith which are vested in the West Kent Main Sewerage Board their successors and assigns by virtue of a Deed Poll dated 12 June
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1880 under the seal of the said Board.

NOTE: Copy filed under P135980.

2 NOTICE registered on the 15 November 1933 of an Agreement as to the construction of buildings and other works in connection with the sewer referred to above dated 30 October 1933 made between (1) The West Kent Main Sewerage Board and (2) Philip Edward Shephard.

NOTE: Copy filed under P135980.

3 A Transfer of the land in this title dated 18 July 1934 made between (1) Philip Edward Shephard (Vendor) and (2) Albert Edward Collier (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4	2021-06-10	REGISTERED CHARGE dated 7 June 2021.
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5	2021-06-10	Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
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6 The following are details of the covenants contained in the Transfer dated 18 July 1934 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendor so as to bind the property hereby transferred that the Purchaser and the persons deriving title under him will observe and perform the stipulations and conditions contained in the Schedule hereto.

THE SCHEDULE above referred to

1. Not more than one dwellinghouse with garage and other approved outbuildings to be erected on the land hereby transferred.

2. The Purchaser shall forthwith make and maintain proper boundary walls or fences on the property on the sides marked "T" on the said plan.

3. Save for such dwelling-houses outbuilding and fences as aforesaid no building or erection shall at any time hereafter be erected or placed on the property.

4. No building to be erected on the land hereby transferred shall at any time hereafter be used for any other purpose than a private dwellinghouse or coach-house and stables garage and outbuildings belonging thereto and no trade or business shall at any time be set up or carried on in or upon the land hereby transferred or any part thereof.

5. The Purchaser shall not be entitled to any easement or right of light air or otherwise which would restrict or interfere with the free use of any adjoining or neighbouring property for building or other purposes and nothing in these stipulations shall be deemed to create a building scheme affecting any such adjoining or neighbouring property or impose on the owner or owners of any part of the Albany Park Estate any restrictions or obligations in regard thereto."

NOTE: The T marks referred to in Clause 2 above affects Northern, Southern and Eastern sides.