



Registration of a Charge

Company Name: **EASTCOMBE AVENUE LTD**

Company Number: **14893739**



XC9NQCLC

Received for filing in Electronic Format on the: **11/08/2023**

Details of Charge

Date of creation: **11/08/2023**

Charge code: **1489 3739 0001**

Persons entitled: **FLEET MORTGAGES LIMITED**

Brief description: **245 AND 247 EASTCOMBE AVENUE CHARLTON LONDON SE7 7LJ**

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **SARAH MARTIN, HEGARTY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14893739

Charge code: 1489 3739 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 11th August 2023 and created by EASTCOMBE AVENUE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th August 2023 .

Given at Companies House, Cardiff on 11th August 2023

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

This is an important legal document.

If **you** sign this document **you** will be legally bound by the **mortgage documents** and liable instead of or as well as the **borrower** for the **borrower's** liabilities to **us**.

You should not sign this document unless **you** have read and understood the **mortgage documents** and **you** have obtained such legal and other advice as **you** consider appropriate and then decided that **you** want to be legally bound by the **mortgage documents**

THIRD PARTY MORTGAGE DEED

Date:	11th August 2023
Account Number:	1100068751
We, us and our:	means Fleet Mortgages Limited of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP (registered in England and Wales as company number 08663979) and anyone who at any time in the future is entitled (as legal, equitable or beneficial owner) to all or any of the lender's and/or mortgagee's rights under any of the mortgage documents (including as a result of a mortgage transfer , a merger or consolidation with another person, a take-over and/or a group re-organisation) (each being a mortgagee).
The conditions:	Fleet Mortgages – Mortgage Conditions 2022 – Version 4
The borrower:	Anthony Michael Acton
You and your:	Eastcombe Avenue Ltd of 32 Great Elms Road Bromley BR2 9NF and (if there is more than one) all of them together (and includes that person's personal representatives; and any person to whom title to the property passes)
The principal mortgage deed:	Mortgage Deed dated 11th August 2023 made between (1) the borrower and (2) us
The property:	The freehold land and buildings at 245 and 247 Eastcombe Avenue Charlton London SE7 7LJ as comprised in the Title Number SGL359566 including existing and future fixtures, fittings, alterations and additions
Title Number:	SGL359566

- 1 In this mortgage deed, a number of words and phrases are printed in bold type because they have a special meaning. The meaning of some of these words and phrases is explained in the boxes above. The meaning of other words and phrases printed in bold type is explained in the **conditions**.
- 2 This mortgage deed incorporates all of the provisions set out in the **conditions** and the **mortgage offer** and the **mortgage documents** as if they were fully set out in this mortgage deed. References to **you** and **your** in those **mortgage documents** may, as a

result also include **you** as the context allows.

- 3 **You** charge to us with full title guarantee, as additional security for the payment and discharge of all money payable by the **borrower** to us under the **principal mortgage deed** and the **conditions** and other **mortgage documents**, of all secured liabilities and all money payable by the **borrower** to us under the **mortgage documents**:

- 3.1 the **property** by way of legal mortgage; and
- 3.2 the **ancillary assets** by way of fixed charge.

- 4 **You**:

- 4.1 acknowledge receipt of a copy of the **conditions**, the **mortgage offer** and the latest edition of the **tariff**;
- 4.2 accept the obligations set out in this mortgage deed; and
- 4.3 will not be entitled to redeem this mortgage deed unless and until the **principal mortgage deed** is redeemed.

- 5 **Our** powers as mortgagee under this mortgage deed will become exercisable in the event that **our** powers as mortgagee become exercisable the under the **principal mortgage deed**.

- 6 This mortgage deed secures further advances if **we** make them under the **mortgage documents** but **we** are not obliged to do so.

- 7 **You** consent to and apply for the registration of the following restriction against the title to the **property**: "No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this registration is to be registered without a written consent signed by the proprietor for the time being of the charge dated 11 August 23 in favour of Fleet Mortgages Limited referred to in the charges register."

- 8 This mortgage deed, and any non-contractual aspects arising in connection with it, are governed by English law.

EXECUTED as a DEED by
EASTCOMBE AVENUE LTD

Acting by a Director

Signature

Director

In the presence of:-

Witness Sign

Name (BLOCK CAPITALS)

Address

SEAN ROWCLIFFE
SOLICITOR
HEGARTY LLP SOLICITORS
48 BROADWAY, PETERBOROUGH
PE1 1YW

I confirm that I am a Solicitor/Licensed Conveyancer/Legal Executive acting for **you** and that prior to the execution of this deed I explained its nature, content and effect, and the practical implications of signing it to **you** and you informed me that **you** wished to proceed with the transaction.

Signature

Name

JARAH MARTIN

Address

Hegarty LLP Solicitors
Bank Chambers,
27 Market Place,
Market Deeping,
PE6 8EA

