



Title register for:

59 and 61 Putney High Street, London (SW15 1SP) (Freehold)

LN199293

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Register summary

Title number	LN199293
Registered owners	Marlborough Property (Putney) Limited Two Marlborough Court, Pontylue Way, Syston, Leicester LE7 1AD
Last sold for	£13,313,175 exclusive of VAT on 30 September 2016 This value covers more than just the land in this title

A: Property Register

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

Entry number	Entry date	
1	1960-09-23	WANDSWORTH
The Freehold land shown edged with red on the		

		plan of the above Title filed at the Registry and being 59 and 61 Putney High Street, London (SW15 1SP).
2	2001-10-10	A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
3	2001-10-10	<p>A Transfer dated 6 July 2001 made between (1) Marks and Spencer plc and (2) Diamond Property Holdings Limited is expressed to grant the following rights:-</p> <p>For so long as the Transferor is both:</p> <p>(a) the tenant of that land demised by a Lease dated 24 October 1972 made between Brook Street Bureau of Mayfair Limited (1) and Morgan William Morgan (2) and known as 1 Token Yard (the "Yard"); and</p> <p>(b) the occupier of the Property</p> <p>and then only to the extent that it is able to do so the Transferor will grant to the Transferee licence to exercise such rights as the Transferor may from time to time exercise over the Yard.</p>

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

1	2016-11-02	PROPRIETOR: MARLBOROUGH PROPERTY (PUTNEY) LIMITED (Co. Regn. No. 10367859) of Two Marlborough Court, Pontylue Way, Syston, Leicester LE7 1AD.
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2	2016-11-02	The price stated to have been paid on 30 September 2016 for the land in this title and in title SGL183286 was £13,313,175 exclusive of VAT.
3	2016-11-02	The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
4	2016-11-02	The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the lease dated 6 July 2001 referred to in the Charges Register and of indemnity in respect thereof.
5	2017-01-27	RESTRICTION: 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 restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 12 January 2017 in favour of Handelsbanken PLC referred to in the Charges Register.
6	2017-03-17	The proprietor's address for service has been changed.

C: Charges Register

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

Class of Title: Title absolute

Entry number Entry date

1	The part tinted blue on the filed plan is subject to rights of way.
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A Conveyance dated 31 August 1960 made between (1) Diana Holt and Guy Marriner Whittell Holt (Vendors) and (2) Marks and Spencer Limited (Purchasers) contains the following covenants:-

"THE Purchaser hereby covenants with the Vendor (but so that such covenant shall not impose any personal liability upon the Purchaser or any person deriving title under it after their respective interests in the property shall have determined) to observe and perform the stipulations and restrictions contained in the Schedule hereto.

SCHEDULE above referred to

1. Not to use the said premises for any purpose other than as Shop Premises with Offices included therein or attached thereto.
2. The Purchaser shall not be entitled to any right of light or air which might restrict or interfere with the free use of any adjoining or neighbouring premises.
3. To contribute a reasonable share of the costs of maintaining and keeping in repair all party walls fences channels sewers and drains belonging to the said premises in common with any other premises near or adjoining.

2001-10-10

Lease dated 6 July 2001 of the land edged and numbered 1 in blue on the filed plan to Marks and Spencer p.l.c. from 6 July 2001 to 31 March 2027.

NOTE 1: Lessee's title registered under TGL194364

NOTE 2: The Lease comprises also other land

NOTE 3: The lease contains an obligation to grant a further lease on the terms therein mentioned and, by reference to an Agreement dated 20 June 2001 as amended by a letter dated 26 October 2001, contains provisions relating to the surrender of the lease in the circumstances therein mentioned

NOTE 4: Agreement and letter
reference:261/336/163(HQ)

NOTE 5: By a Deed dated 31 October 2001 made between (1) Diamond Property Holdings Limited and (2) Marks and Spencer p.l.c. the terms of the lease were varied (copy deed filed under TGL194364)

4	2017-01-27	REGISTERED CHARGE dated 12 January 2017 affecting also title SGI183286.
5	2018-12-05	Proprietor: HANDELSBANKEN PLC (Co. Regn. No. 11305395) of 3 Thomas More Square, London E1W 1WY and of 101 Barbirolli Square, Manchester M2 3BG.
6	2017-01-27	The proprietor of the Charge dated 12 January 2017 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
