



# Official copy of register of title

Title number LN231160

Edition date 15.02.2022

- This official copy shows the entries on the register of title on 22 APR 2025 at 16:04:25.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 22 Apr 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

## A: Property Register

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

LAMBETH

- 1 (23.12.1913) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 41 Aldebert Terrace, London (SW8 1BH).
- 2 The land has the benefit of a right of way over the passageway at the rear.
- 3 A Transfer of the land in this title dated 3 May 1963 made between (1) Hilda Gertrude Farrant and (2) Claud Williston Dennis contains the following provision:-

AND it is hereby declared that the land and building hereby transferred shall continue but the same are transferred subject to all such easements and rights as have hitherto existed as quasi-easements and rights for the benefit of the land hereby transferred and the remainder of the land comprised in the title above-mentioned (namely the adjoining property No.39 Aldebert Terrace) respectively but the Transferee shall not by virtue hereof be or become entitled to any right to light or air over or in respect of such adjoining property.

## 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 (25.05.2012) PROPRIETOR: MARIO ANGIOLINI of 41 Aldebert Terrace, London SW8 1BH.
- 2 (05.06.2007) The price stated to have been paid on 11 May 2007 was £880,000.
- 3 (25.05.2012) 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 11 May 2012 in favour of HSBC UK Bank PLC referred to in the Charges Register.

Title number LN231160

## C: Charges Register

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

- 1 (25.05.2012) REGISTERED CHARGE dated 11 May 2012.
- 2 (06.11.2018) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

End of register

John Galani et al  
51 Draycott Place  
London SW3 3DB

25 February 2025

Dear John and everyone else,

Thank you for your email of 6 February. My reply took some time, as I wanted to break the pattern of ever more barbed and emotive responses, which was the hallmark of communications between you and Mario. I caught myself adopting this style which made me reconsider our interaction and what we want to achieve.

We both want to same outcome: a well-maintained building that serves both as a pleasant family home and as a durable investment. At present, we have “inherited” mistrust between the parties, which tend to get us at loggerhead on individual in issues, big or small, instead of resolving them and looking at the overall picture. Vague accusations and exaggerated claims deepen our entrenchment. hardening positions and language. None of which help in identifying potentially cooperative solutions.

I would like to try to reset the relationship between us. I believe it would benefit everyone to step back and take the tone down a notch, so we can move from escalating conflict and irreconcilable differences to some form of cooperation. Lastly I would encourage to focus on clarity and factual information in our communication, which are essential to resolving issues effectively.

I will cover the points from your email accordingly:

**1. Front Door Issue**

- The reported fault was addressed within a day. Previous inspections (including CCTV reviews) confirmed the door has functioned properly since April 2024 when I came on board.
- If you have specific, documented details from before that time which you feel are still relevant today, please share them.

**2. Drain Maintenance**

- Contrary to your claim that drains have not been checked for over a decade, they have been inspected at least annually and had to be unblocked after overflowing on several occasions in the last few years due mostly to inappropriate materials/items being flushed down the toilet.
- The next scheduled check is due before the end of March.

**3. Security Incident Cellars**

- The incident in the cellars was investigated and reported to the police, with relevant CCTV footage provided as evidence of criminal damage.
- As with any reported incident, the police invite anyone who saw, heard, or knows something related to the incident to contact them— hence my question in the previous email, which, I must agree, was worded clumsily, leaving room for misinterpretation.

**4. Allegations of Illegal Activity**

You make two distinct claims in your email and on a previous occasion:

1. You repeated earlier claims of alleged illegal activities in Flat 2, but do not offer any actual evidence or clear indications to support this, just your opinions. I have no information about past events, including what you say about police raids, and no right to obtain any further information. The freeholder/leaseholder legal structure does not grant us any special powers to investigate, act upon suspicions or resolve such claims. The issue with unsubstantiated claims is that they are just that: unsubstantiated. Without evidence that is sufficiently tangible and credible to prove the existence of criminal activities to the appropriate standard, the only real claim is on time, yours and mine.

I would still welcome and fully take into account your views on what specific steps and actions you consider both legally possible and suitable for us as freeholders to take within the terms of the leases based on the evidence available to me. If you are able to identify one or more actionable breaches of the lease, there are clear provisions within the lease itself which would require us to take action to enforce/prevent those breaches.

2. There are then your direct allegations that we possess knowledge of, or are participating in, these alleged criminal activities which you threatened to report to the police. They are allegations which are clearly defamatory in nature and intent and which I cannot allow to continue. Please confirm any such claim and allegations against me will cease immediately and not be repeated.

## **5. Service Expectations and Financial Constraints**

While we strive to deliver prompt responses, it is important to remember that three out of the five leaseholders, including yourself, have not paid any amount towards their 60% share of service charge at all for nearly six years. This shortfall obviously impacts the overall upkeep of the building and makes a concierge-style, immediate response service unrealistic. Once these constraints are resolved, we can agree the expectations for service and communication going forward.

I welcome your views on the point above or anything else you wish to contribute. I do ask you to focus on the helpful, factual and well-defined/specific points for action, as I have tried to do in this letter.

I also invite your views on resetting of our relationship and I am open to discuss any practical steps which you believe may assist in bringing the parties together and resolving outstanding matters more generally.

Doing it through litigation has already cost some £40K, probably more. Continuing by litigation is likely to lead to further costs well in excess of that figure as most points in dispute remain at large.

I am hopeful we can move forward on a different and better path to discuss the issues that really matter with more clarity and effectiveness to find some common ground. That can only happen with willingness on everyone's part to negotiate honestly and flexibly. I would tentatively suggest that an informal face to face meeting with everyone involved is likely to be of great benefit. It certainly cannot make things worse than they already are. That is for you and your fellow leaseholders to decide.

Yours sincerely,



Davy Thielens  
for and on behalf of Tarquin Management



## Change of Registered Office Address

Company Name: **TARQUIN MANAGEMENT LIMITED**

Company Number: **02773300**



Received for filing in Electronic Format on the: **13/06/2024**

XD57BFUG

### New Address Details

New Address: **85 85 PIMLICO ROAD  
LONDON  
ENGLAND  
SW1W 8PH**

The company confirms that the new registered office address is an appropriate address as outlined in section 86(2) of the Companies Act 2006.

#### Please Note:

The change in the Registered Office does not take effect until the Registrar has registered this form. For 14 days, beginning with the date that a change of Registered Office is registered, a person may validly serve any documentation on the company at its previous Registered Office.

### Authorisation

Authenticated

This form was authorised by one of the following:

Director, Secretary, Person Authorised, Liquidator, Administrator, Administrative Receiver, Receiver, Receiver Manager, Charity Commission Receiver and Manager, CIC Manager, Judicial Factor.

## Jason Kallis

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**From:** Jason Kallis  
**Sent:** 12 February 2025 01:50  
**To:** Central London County, Enquiries  
**Cc:** Tarquin Management  
**Subject:** RE: [DPS:4I:51DR001/001:J] RE: L010CL472 - URGENT PLEASE PLACE BEFORE A JUDGE ON RECEIPT -- 51 Draycourt Place v Tarquin Management  
**Attachments:** Trial Bundle FV numbered.pdf

**- URGENT - PLEASE PLACE BEFORE A JUDGE ON RECEIPT -- 51 Draycourt Place v Tarquin Management – HEARING TODAY AT 2PM. HEARING BUNDLE AND SKELETON ATTACHED**

Dear Sirs

Further to the email below we attach a trial bundle. We copy in the Defendant.

Yours faithfully  
Merali Beedle

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**From:** Jason Kallis  
**Sent:** Wednesday, February 12, 2025 1:49 AM  
**To:** 'Central London County, Enquiries'  
**Subject:** RE: [DPS:4I:51DR001/001:I] RE: L010CL472 - URGENT PLEASE PLACE BEFORE A JUDGE ON RECEIPT -- 51 Draycourt Place v Tarquin Management

**- URGENT - PLEASE PLACE BEFORE A JUDGE ON RECEIPT -- 51 Draycourt Place v Tarquin Management – HEARING TODAY AT 2PM. HEARING BUNDLE AND SKELETON ATTACHED**

Dear Sirs

We were only notified by email yesterday of the hearing listed today. Due to the urgency of the matter we propose to continue, and attach a skeleton argument on behalf of the Claimant. The Trial will follow in a separate email and will be sent straight away.

Yours faithfully  
Merali Beedle

Kind regards

Jason Kallis

Merali Beedle

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M: +44 (0) 7969 691025

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