



**FIRST-TIER TRIBUNAL
PROPERTY CHAMBER
(RESIDENTIAL PROPERTY)**

Case reference : LON/00BJ/OCE/2021/0097

Property : 32 & 32A Oakmead Road, Balham, London, SW12 9SL

Applicant : 32 & 32A Oakmead Road Freehold Limited

Representative : Hodge Jones & Allen

Respondent : The Estate of Ms Edna Elias (Deceased)

Representative : AF Hill Solicitors and Streathers Solicitors

Type of application : Enfranchisement

Tribunal member(s) : Judge Professor Robert Abbey

Date of decision : 22 September 2021

DECISION

Decisions of the tribunal

- (1) The tribunal determines that the form of Transfer attached hereto in Land Registry Form TR1 is agreed and approved

The application

1. This case arises from a County Court Order made by District Judge Parker dated 26 March 2021. Under paragraph 5 of that Order the Tribunal is required to “So as to give effect to this Order, this matter shall be transferred to the First Tier Tribunal in order to approve (or otherwise amend) the terms of the Agreed Conveyance for the purpose of giving effect to the relevant terms of the acquisition”.
2. The parties submitted to the Tribunal the form of transfer in Land Registry form TR1 and this was seen, agreed and approved pursuant to the above County Court Order.

Name: Judge Professor Robert Abbey **Date:** 22 September 2021

Rights of appeal

By rule 36(2) of the Tribunal Procedure (First-tier Tribunal) (Property Chamber) Rules 2013, the tribunal is required to notify the parties about any right of appeal they may have.

If a party wishes to appeal this decision to the Upper Tribunal (Lands Chamber), then a written application for permission must be made to the First-tier Tribunal at the regional office which has been dealing with the case.

The application for permission to appeal must arrive at the regional office within 28 days after the tribunal sends written reasons for the decision to the person making the application.

If the application is not made within the 28-day time limit, such application must include a request for an extension of time and the reason for not complying with the 28 day time limit; the tribunal will then look at such reason(s) and decide whether to allow the application for permission to appeal to proceed, despite not being within the time limit.

The application for permission to appeal must identify the decision of the tribunal to which it relates (i.e. give the date, the property and the case number), state the grounds of appeal and state the result the party making the application is seeking.

If the tribunal refuses to grant permission to appeal, a further application for permission may be made to the Upper Tribunal (Lands Chamber).

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) of the property: SGL168056
2	Property: 32/32A Oakmead Road, Balham, London SW12 9SL
3	Date:
4	Transferor: IRIS JOYLIN SCOTT as executor of EDNA ELIAS (deceased) <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Transferee for entry in the register: 32 & 32A OAKMEAD ROAD FREEHOLD LIMITED <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 11693357 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee's intended address(es) for service for entry in the register: 32 Oakmead Road, London, SW12 9SL
7	The transferor transfers the property to the transferee

