



Residential Property

Our Residential Property Group is one of the largest dedicated residential property practices in London. We specialise in prime UK residential property transactions both in the capital and the surrounding areas. Two members of the department, including the head of department James Liffen, are listed in the top nine residential property lawyers in the UK by Spears.

Our clients include private individuals, banks, corporates and investment funds. To find commercial solutions for them we work with the sector's most important players such as agents, private estates and developers. Satisfying our clients' objectives involves tight deadlines, complicated structures and being highly responsive.

Understanding your brief is key: we appreciate that each situation is different with its own set of priorities. Close working relationships with our colleagues in Planning, Construction, Dispute Resolution, Immigration and Tax means that we do not simply present a list of options but can provide a decisive recommendation about the best and most complete course of action.

The results speak for themselves: a reputation as a leading residential practice with repeat business from clients and intermediaries.

Experience

- Acting for a UHNW buyer on their purchase of a £150m residential apartment in a landmark Grosvenor Square development. Dealing with all aspects of the transaction from securing the opportunity, negotiating the terms, securing third party finance, procuring and appointing the professional team and helping to manage and oversee fit-out and decoration with an anticipated budget of £30m.
- Advising on the structuring and acting on the circa £40 million sale of the prestigious redevelopment at 36A Glebe Place in Chelsea, west London.
- Acting on behalf of a well-known, reputable property development company on the acquisition of an off-market high value property on Eaton Place. The title contained a short lease, bankruptcy forfeiture clause, an unregistered lease and numerous other defects. Our role involved the initial acquisition and financing, preparation and service of lease extension notices, negotiation of the removal of the defective provisions in the lease and the inclusion of the unregistered lease in the new lease, negotiating the subsequent purchase of some communal areas and agreeing a Licence to Alter.
- Acting on the long-term rental of a house in Chelsea, where the annual passing rent exceeded £1 million per annum. Our role involved drafting and negotiating a bespoke tenancy agreement, to take into account the many unique features of the listed property and the need to safeguard them.
- Acting on the refinancing of a portfolio of ten high value properties on behalf of an offshore bank, with a loan value of £29 million. The properties were a mixture of tenures and each owned by an offshore vehicle. As a result, our role involved liaising with agents, law firms and third parties in various jurisdictions and time zones. We concluded the transaction within a week of receiving the facility letter from the bank.
- Acting on behalf of a high-profile client in the purchase of a £39 million property in Mayfair via a corporate share purchase. The complex matter required us to advise on planning and listed building matters, potential rights to light, injury to adjoining premises and investigation into an “absent” Estate Management Scheme.
- Acting on behalf of a State in the purchase of a £45 million listed property to be developed into apartments. This was a time sensitive complex SPV purchase, involving multiple jurisdictions and long lease negotiations.

Key Services

- Sales and purchases;
- Landlord and tenant;
- Leasehold enfranchisement and lease extensions;
- Mortgages and refinancing;
- New-build purchases;
- Buy-to-lets;
- Development structuring;
- Acquisition structuring for development sites;
- Off-plan development sales.

For more specific and detailed advice please contact:



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