



serle court

Leading Property Law Barristers

Real Estate Disputes

serlecourt.co.uk

“Serle Court is a set with strong expertise across a wide range of real estate disputes.” We have “real strength in depth.” [Chambers and Partners](#)

Real estate disputes often require knowledge and experience of several inter-related subjects. Our members provide cross-disciplinary expertise in commercial disputes, civil fraud, trusts, company, insolvency and charities to deal with the whole problem, not just the property parts of it.

We also offer expertise in the most specialist areas of real estate, including commercial and residential landlord & tenant, registered and unregistered land, rights of light, canals, water and waterways, agricultural law and enfranchisement.

What We Do

Developments and sale of land: development agreements, joint ventures, contractual disputes, contracts for sale, options and pre-emption, overage, rights of light and other easements, modification of restrictive covenants, nuisance, injunctions, specific performance, rights of refusal under the Landlord and Tenant Act 1987, professional negligence (surveyors and solicitors).

Land issues: restrictive covenants, easements, boundary disputes, rights of light, registration of title, mortgages and charges, conveyancing disputes, licences, compulsory purchase, valuation issues, adverse possession, proprietary estoppel, co-ownership and beneficial interests and trusts of land matters.

Commercial property: 1954 Act renewals, dilapidations, rent recovery, service charges, rent reviews, break notices, covenants, forfeiture, consents, mortgages and charges, possession actions, professional negligence, injunctions, and CVAs.

Residential property: possession actions, forfeiture, mortgages and charges, valuation issues, consents, assignments, breaches of covenant, lease extensions, collective enfranchisement and right to manage, commonhold and service charge disputes, professional negligence.

Fraud and asset recovery: urgent injunctions and freezing orders, restrictions and notices at HMLR.

Professional liability: negligence of solicitors, valuers, architects, engineers and other property professionals.

Specialist advice: canals, water and waterways, rights of light.

Key Cases

Recent key cases include:

- *Docklock Limited v C Christo & Co Limited* [2024] EWCA Civ 45
- *Blackhorse Investments (Borough) Limited v The London Borough of Southwark* [2024] UKUT 33 (LC)
- *Asturion Fondation v Alibrahim* [2023] EWHC 3305 (Ch)
- *Mohammed v Daji* [2023] EWHC 2761 (Ch)
- *Healey v Fraine* [2023] EWCA Civ 549
- *Prescott Place Freeholders Limited v Batin & Donovan* [2023] EWHC 435 (Ch)
- *Charles-Argyle Property Management Ltd v Boston Meadows Property Co Ltd* [2023] EWHC 85 (Ch)
- *Dyer v Webb* [2023] EWHC 1917 (KB)
- *Aurium Real Estate London Ultra Prime Ltd v Mishcon De Reya LLP* [2022] EWHC 1253 (Ch)
- *Primavera Associates Ltd v Hertsmere BC* [2022] EWHC 2685 (Ch)
- *Collins v Howell* [2022] UKUT 72 (LC)
- *HAE Developments Ltd v The Croft Ealing Ltd* [2022] UKUT 120 (LC)
- *Eastern Pyramid Group Corporation SA v Spire House RTM Company Limited* [2021] EWCA Civ 1658
- *Chuan-Hui v K Group Holdings Inc* [2021] EWCA Civ 403

Members of chambers author or contribute towards '*Rights of Light: The Modern Law*' (LexisNexis); '*Restrictive Covenants and Freehold Land: A Practitioner's Guide*' (LexisNexis); '*Megarry's Manual of the Law of Real Property*' (Sweet & Maxwell); and '*Service Charges and Management*' (Sweet & Maxwell)

“Challenging established property chambers, matching them with legal acumen, while exceeding them in adaptability and delivery of service” [The Legal 500](#)



Christopher Stoner KC

Call: 1991 Silk: 2010

“He is very hard-working, good on his feet and good on paper. Judges like his manner, and lay clients love him because he is credible and easygoing. He’s a very talented technical lawyer and dependable advocate.” [Chambers and Partners](#)

“A hugely talented barrister with an ability to grapple the most difficult legal problems.” [The Legal 500](#)



Rupert Reed KC

Call: 1996 Silk: 2014

“Rupert is well known for his extensive property practice. He regularly undertakes disputes concerning the management and development of commercial properties. He is particularly known for his work on financial and joint venture disputes relating to commercial property for clients in the retail and leisure sectors. He undertakes work for wealthy Middle East clients, concerning property in London.” It further notes client comment that: *“Rupert is a fantastic operator at the top of his game.”*

[Chambers and Partners](#)

“He is a strategic thinker, which clients value. His preparation and legal analysis is meticulous. In court, Rupert is authoritative and commands the confidence of the judge.” [The Legal 500](#)

“Serle Court is a strong chambers with an increasing range of high quality property litigators” [The Legal 500](#)



Andrew Francis

Call: 1977

“The restrictive covenant king.” “He is the guru of rights of light.” “He has thorough knowledge of the law, offers practical suggestions and deals with instructions very quickly.”

Chambers and Partners

“Very helpful, good with clients and very easy to pick up the phone and have a chat to.” “As well as being hugely knowledgeable, he was responsive and delivered commercial advice.” Chambers and Partners

“Andrew is absolutely authoritative in his expertise and experience in the law and practice of land covenants and real property generally.” The Legal 500



Andrew Bruce

Call: 1992

“A tenacious advocate who also prepares carefully considered written opinions.” The Legal 500

“Real in-depth strength in other areas of litigation including commercial and trusts disputes, now growing their property disputes team.” [The Legal 500](#)



Thomas Braithwaite

Call: 1998

“He cuts through issues quickly, is pragmatic and is very willing to let clients know what they need to know rather than what they want to know.” [Chambers and Partners](#)

“Super efficient! Very knowledgeable and able to simplify very complex matters.” [The Legal 500](#)



Ruth Jordan

Call: 2001

“Ruth is highly organised and provides extremely clear and practical advice. She has huge technical expertise.” [The Legal 500](#)



Jonathan Upton

Call: 2004

“The perfect package for complex and hard-fought property litigation, Jonathan is both technically brilliant and a creative advocate.” [The Legal 500](#)

“Very cerebral, persuasive towards judges, prompt and easy to deal with. A good all-round property barrister with both residential and commercial expertise.” [Chambers and Partners](#)



Michael Walsh

Call: 2006

“Very smart, commercial and pragmatic. His advocacy is incredibly impressive, often outshining KCs. A real pleasure to work with.” [The Legal 500](#)

“Michael is a phenomenal property lawyer who understands not only the academic intricacy of property law, but how it works and can be made to work in practice for his clients.”
[The Legal 500](#)



Jennifer Meech

Call: 2008

“She is very polished and technically very strong.”
[Chambers and Partners](#)



Amy Proferes

Call: 2012

“Amy’s main strengths are clarity of thought which translates into very clear and persuasive drafting, and speed of turnaround.” [The Legal 500](#)



Andrew Gurr

Call: 2020

Andrew has a busy Commercial Chancery practice across Chambers’ core areas, with interests in civil fraud and asset tracing, offshore and domestic trusts litigation, commercial disputes, company law, and property law. Andrew spent his first six months in practice on secondment to Peters & Peters Solicitors LLP, where he worked closely with solicitors and counsel on complex and high-profile fraud and commercial litigation.



George Vare

Call: 2020

He is developing a broad commercial chancery practice in line with chambers' profile, with a particular emphasis on work in the private client, trusts, property, civil fraud, commercial litigation, and company law spheres.



Anneliese Mondschein

Call: 2021

Anneliese brings her prior professional and commercial experience to her legal work. Before transferring to the Bar, Anneliese was a Specialist in Impressionist and Modern Art at leading international auction houses, working closely with small businesses and high-net-worth private collectors and their estates.



Matthew Innes

Call: 2022

Matthew joined Chambers in October 2023 on the completion of his pupillage. During pupillage, he was exposed to a broad range of commercial and Chancery matters, including civil fraud, company, commercial, property, insolvency, and trusts disputes.



Ramyaa Veerabathran

Call: 2023 (Solicitor 2017)

Before coming to the Bar, Ramyaa was a Senior Associate in the litigation department of Herbert Smith Freehills in London, where she had trained and qualified as a solicitor of England & Wales (2017) and as a solicitor advocate (2020). Ramyaa is developing a broad practice in Chambers' core areas, including property, whilst further developing her existing expertise in Commercial disputes.



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“Serle Court’s clerks are very accessible and responsive. They are quick to provide fee estimates and honour them. One of the best clerking services amongst the chambers I instruct.” [The Legal 500](#)

“Serle Court is the go-to chambers on matters of property litigation.” [The Legal 500](#)

If you have any questions for our Practice Management team concerning Serle Court’s Property practice or how to instruct our barristers, please contact them on 0207 242 6105 or clerks@serlecourt.co.uk

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