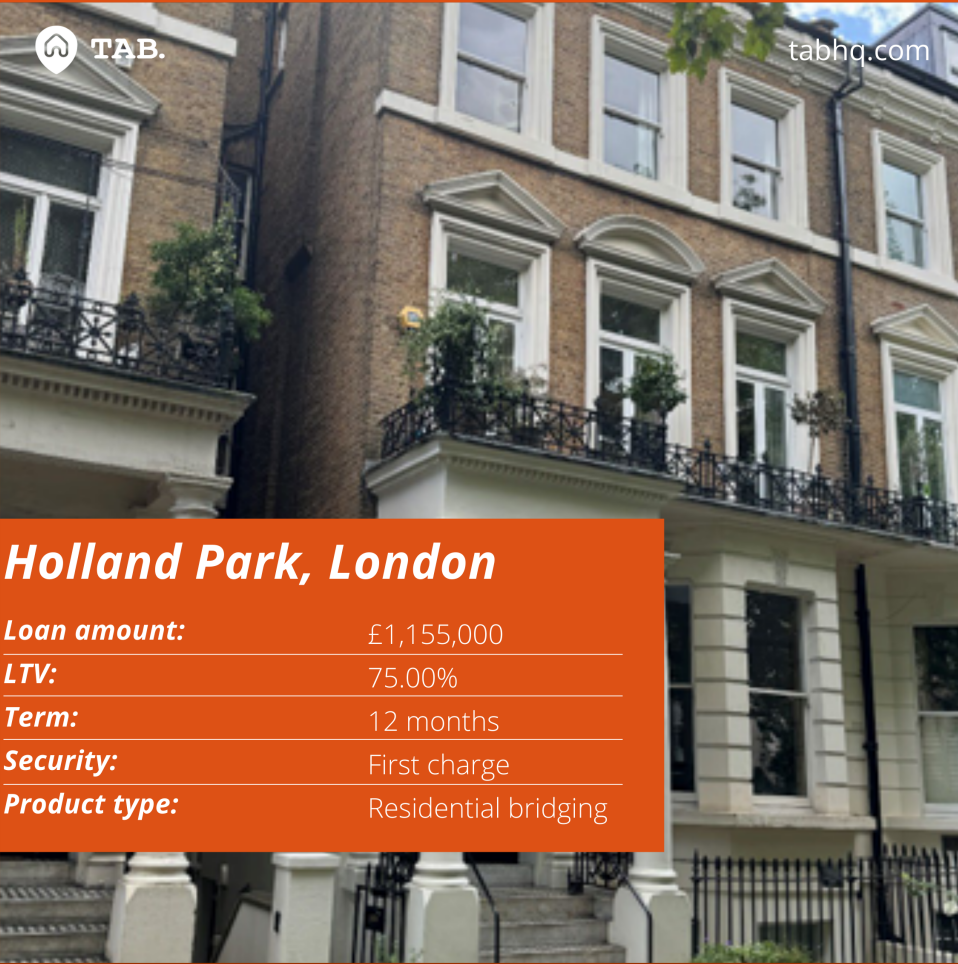


# 108923 - £1,155,000 residential bridging loan against a flat in Kensington and Chelsea

Case studies

23.10.24



***Holland Park, London***

<b><i>Loan amount:</i></b>	£1,155,000
<b><i>LTV:</i></b>	75.00%
<b><i>Term:</i></b>	12 months
<b><i>Security:</i></b>	First charge
<b><i>Product type:</i></b>	Residential bridging

TAB facilitated a £1,155,000 residential bridging loan for a term of 12 months at an LTV of 75.00%. The property is a flat situated near Holland Park in Kensington and Chelsea.

The borrower used TAB's funding to acquire the property at auction. It requires minor refurbishment on the inside to bring it up to a good standard, there are no structural alterations, only cosmetic. Adding to its appeal, the flat benefits from a 'peppercorn' ground rent, significantly reducing ongoing costs for future owners. TAB has taken a first charge on the property as security.

Once it is complete and the property is in a habitable condition, the client plans to exit the [residential bridging loan](#) through refinancing onto a buy-to-let mortgage product.

The prime location and minimal ground rent made this an attractive proposition. We moved swiftly to support our client's auction purchase, providing a practical lending solution for this premium Kensington and Chelsea property.

**Sophie Meller, BDM**

**Capital is at risk.** Property values can go down as well as up. Borrowers may default and investments may not perform as expected. Interest and income are not guaranteed. Returns may vary. You should not invest more than you can afford to lose. TAB is not authorised by the Financial Conduct Authority. Investments are not regulated and you will have no access to the Financial Services Compensation Scheme (FSCS) or the Financial Ombudsman Service (FOS). Past performance and forecasts are not reliable indicators of future results and should not be relied on. Forecasts are based on TAB's own internal calculations and opinions and may change. Investments are illiquid. Once invested, you are committed for the full term. Tax treatment depends on individual circumstances and may change.

You are advised to obtain appropriate tax or investment advice where necessary. Understand more about the key risks [here](#).

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