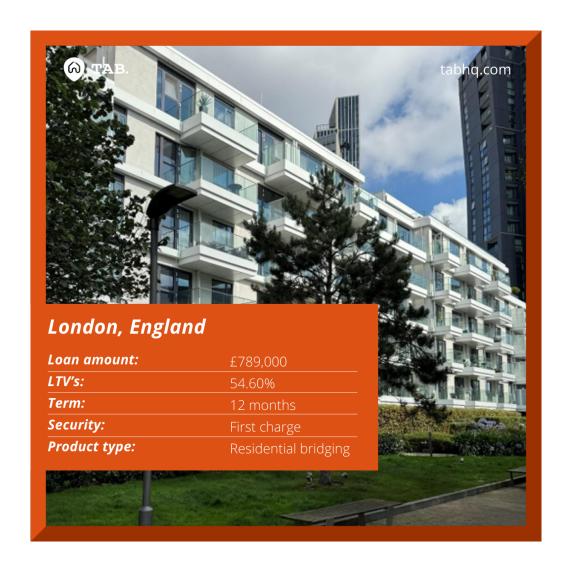


107287 - £789,000 bridging loan secured against three residential flats in London

Case studies

09.01.25



TAB facilitated a £789,000 bridging loan for 12 months at an LTV of 54.60%.



The London securities comprise three leasehold flats: two sixth-floor units in different ten-storey blocks, and an 11th-floor flat in a riverside development.

This case presented unique challenges due to the lack of building regulations and completion certificates for the flats. TAB mitigated these risks efficiently by confirming the valid build warranties and EWS1 forms to complete the loan successfully and meet the client's timelines.

The funds were utilised to redeem an existing charge on one of the flats and to raise capital to redeem charges on another property outside of the security package.

The borrower's exit strategy involves the sale of the assets.



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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