

CASE STUDY

Pre Acquisition Survey & Technical Due-Diligence

Property:

Luxury Residential Apartments

Location:

South Kensington, London. W8.

Client:

Grant Giving Trust/ Property Investor

Service Provided:

Pre-Acquisition Survey

Technical Due Diligence

Building Reinstatement Cost Assessment



Summary:

Alexander Harris were appointed to undertake a Pre Acquisition Survey and provide Technical Due Diligence on this Grade II Listed period property on behalf of the Purchaser of the Freehold. The property, located in exclusive South Kensington, comprised twelve self contained flats with shared common parts.

The inspection was undertaken at short notice in order to meet the client's timescale for exchange and completion. A high level executive summary was provided within 48 hours of undertaking the inspection, followed by a full and comprehensive written report highlighting the overall condition of the building; defects present and their implications together with advice on cyclical planned maintenance. The client's statutory obligations as Freeholder were also highlighted and explained.

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