

## 103260 - £1,540,000 first charge bridging loan against an apartment in Chelsea.

### Case studies

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103260 - £1,540,000 first charge bridging loan against a two bed apartment in Chelsea, London.

**Loan amount:** £1,540,000

**LTV:** 70%

**Term:** 12 months

**Security:** 1st charge

**Product type:** [Bridging loan](#)

Lending is our bread and butter, we love quirky deals, but we also love the more standard ones, like this case study.

TAB completed a £1.54m bridging loan secured as a first charge against a two bed apartment in Chelsea for a repeat borrower.

As the borrower had a tight deadline to redeem an existing lender, TAB acted swiftly to meet the borrower's timeframe, both the broker and borrower provided the required information quickly which meant we were able to work together to complete this within the timeframe desired.

The borrower's exit strategy is the sale of the apartment which is currently listed on the market. Once sold, the borrower will use the funds from the sale to redeem TAB's loan.

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**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.

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