



## JAMES PENN

CONSULTANT • LONDON

T: +44 20 7814 8064

✉ [jpenn@wfw.com](mailto:jpenn@wfw.com)

in <https://www.linkedin.com/in/james-penn-99ab242b/>

**SERVICES:** Dispute Resolution, Real Estate

## BIO

### JAMES IS A CONSULTANT IN THE DISPUTE RESOLUTION GROUP.

James specialises in commercial, banking and property disputes.

He has over 30 years' experience in property enforcements in particular, including mortgage possession actions (such as successfully acting for the claimant in the leading case of Stockholm Finance Ltd v Garden Holdings Inc & Ors) and enforcement of judgments obtained against individuals by means of a charging order over real property assets held in the name of offshore companies (including successfully acting for the claimant in the leading case of United Overseas Bank Ltd v Iwuanyanwu).

He also successfully acted for the respondent in Day v Tiuta International Ltd & Anr, a significant Court of Appeal case concerning the operation of the doctrine of equitable subrogation.

James joined Watson Farley & Williams in 1991, became a Partner in 2003 and became a Consultant to the firm in 2016.

## EXPERIENCE

Successfully acting in Day v Tiuta International Ltd & Anr, significant Court of Appeal proceedings concerning the enforcement of a mortgage and operation of the doctrine of equitable subrogation.

Opus Property Finance v Vantreen: successful appeal against order setting aside a statutory demand as the debt was a penalty and liable to be varied under the Consumer Credit Act.

# WATSON FARLEY & WILLIAMS

Extensive experience in all aspects of landlord and tenant law, including contested Part II Landlord & Tenant Act renewals, claims for dilapidations and advising on break clauses.

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Extensive experience in real property enforcements, including mortgage possession and enforcement of judgments against individuals by means of charging orders over real property assets held by offshore companies.

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Successfully acting for Bugshan & Ors in a claim relating to whether settlement had been reached by letters passing between solicitors (not ourselves) and went to the Court of Appeal.

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## MEMBERSHIPS & ASSOCIATIONS

Law Society of England & Wales