LEASEVAULT UK

10 Questions Every American Must Ask Before Buying a UK Leasehold Flat

FREE PRE■PURCHASE CHECKLIST

Buying a UK leasehold flat is very different from buying a US condo. Use this checklist before making an offer to reduce the risk of expensive surprises.

Lease Fundamentals

■	Years remaining on lease
■	Above 90 years?
■	Near the 80-year threshold?
■	Leasehold / Share of Freehold / Commonhold confirmed?
■	Copy of lease obtained?

Ground Rent

■	Annual ground rent
■	Review escalation clauses
■	Any doubling clause?
■	Historic variations?

Service Charges

■	3 years of accounts
■	Major works planned?
■	Reserve fund healthy?
■	Unusual increases?

Freeholder & Management

■	Who owns the freehold?
■	Professional management?
■	Any disputes?

Building Safety

■	EWS1 (if applicable)
■	Fire/cladding issues
■	Major repairs planned?

Finance & Legal

■	Mortgage lender accepts lease?
■	Budget for extension?
■	Specialist leasehold solicitor instructed?
■	Restrictions reviewed?

Why this matters

A lease extension can cost £15,000–£60,000 or more. Asking the right questions before you buy can save significant money and stress.

Ready for the complete guide?

The American's Guide to Buying a UK Leasehold Flat (2026 Edition)
30 pages • $34
✔ 10 in-depth chapters
✔ 35-point checklist
✔ Real cost examples
✔ 2026 reform coverage

LeaseVault UK
Know before you buy. Save before it costs you.