



Thank you for visiting Stapletons Solicitors. We are a specialist firm based in Palmers Green in the heart of North London providing bespoke Legal Services for individuals and businesses alike.

At Stapletons Solicitors we are committed to providing excellent Legal services to you no matter how large or small your matter is. We act for private individuals and businesses, many of our clients returning to us over a number of years and recommending us to their friends and colleagues

We pride ourselves on providing quality legal advice and wherever possible will supply you with a fixed fee quotation for your case so you have peace of mind that your case is being dealt with within cost parameters that are comfortable for you and known at the outset. If this cannot be achieved we will let you know before you instruct us.

Our staff are experienced and friendly and happy to provide initial guidance for you over the telephone free of charge at the outset of your transaction. Please feel free to call our team if you have any initial questions that you would like answered.

Please see a full list of the services we are able to offer to Individuals and Businesses:

SERVICES FOR INDIVIDUALS

Residential Property

We deal with a broad range of residential property matters and can provide you with help and guidance on conveyancing, buy to let/investment properties, auction sales/purchases, re-mortgages, lease extensions and transfers of equity.

Conveyancing

At Stapletons Solicitors we appreciate that the purchase of your home is likely to be the biggest purchase you will ever make, so choosing the right solicitor is also a big decision. Likewise, when you are selling you want to feel that you are in safe and capable hands. You should appoint a solicitor who you feel comfortable with and not one you may have been pressured into using. If you have been recommended to us, you will be comfortable in the knowledge that you have been recommended for our expertise and quality of service, not because we have paid third parties to recommend us to you.

We will try and make the process of buying or selling as simple as possible for you and keep you informed of the progress of your transaction. We will also liaise with other parties involved in your transaction, so as there is a line of communication at all times as effective communication is key to a smooth transaction.

Buy to Let/Investment Properties

Many people now also purchase additional properties as a form of investment. We also act for developers and investors and understand that they may have different considerations to that of people buying their own home.

Whether you are purchasing your first buy to let or you have a portfolio of property you will find our team very knowledgeable and able to provide you with the advice and guidance that you need.

Auctions

If you are planning on buying a property at auction, having a solicitor look through the legal pack for you first is a must. People do not always realise that if you are a successful bidder at auction that you have actually exchanged contracts and entered into a contract to purchase a property. Withdrawing after this stage could be extremely costly and could ultimately cost you your deposit. This is exactly why you would want us to look through the legal title and auction pack first, so as we can bring to your attention any problems with the title, or identify matters that would lead to lenders refusing to lend on the property, or issues that could end up costing you financially in the future.

For seller's wishing to place their property in auction, we can also prepare an auction pack for you and liaise with the auctioneers to have your property listed with them. Should your property then sell at auction, we will then deal with the completion of the sale, taking as much of the hassle and stress away from you.

Re-mortgaging

Most property owners will at some stage remortgage their property either to release equity or to take advantage of a better mortgage rate. Many lenders may offer their own solicitors to deal with your remortgage but on occasion you will be required to use your own solicitors. At those times, we are here to help.

Lease Extensions

The Law relating to Lease extensions can be rather complex, whether deciding to extend your Lease on terms which you have agreed with your freeholder, or whether you are seeking to extend your Lease on Statutory terms because you have owned your property for sufficient time to have acquired a Legal right to an extension. At Stapletons Solicitors we are well placed to be able to explain your options to you and help guide you through the process.

Transfer of Equity

If you are seeking to Transfer the title of your property, we can assist. It may be that you are gifting your property or that you wish to add or remove a person from the title. There can also be other considerations when doing this such as whether any form of tax is payable or potentially payable on the transfer and again we are in a position to provide you with specialist advice on this.

Please feel free to contact Gregory Stapleton or Sibel Kiazim on 020 8886 6786 for an initial consultation or visit our website and complete the Contact Form so as we can call you back.



STAPLETONS

SOLICITORS

Family Law

At Stapletons Solicitors we offer advice, assistance and support on all aspects of Family Law. We provide initial fixed fee consultations, so that help is at hand at an affordable fixed price when you need it most. Our family Lawyer is here to give you guidance, to help resolve your differences or to find an amicable resolution to the breakdown of your family set up.

Divorce

If your relationship has broken down and you are thinking of getting divorced, we are here to help you through a difficult time in your life. We are sympathetic to your needs and will look to guide you through the process. We know you will have lots of questions about the actual process and what may happen to your home, possessions and assets and how you may be affected financially. You will also be concerned about your children if you have any, and what will happen to them following the divorce. We are here to be able to answer your questions.

Financial Remedy

In getting divorced, a large part of the process can also be dividing your family assets and we are well placed to provide you with specialist advice in this regard. We can give you an indication of the likely division of your assets and can help negotiate the best possible financial outcome for you.

Arrangements for Children

One of the most difficult aspects of a broken relationship is dealing with the separation when you have children. Ultimately it is your children's wellbeing that you will be concerned with, and they too will have emotional and practical needs to be considered.

We are very knowledgeable in this area of law, our firm having successfully represented a client on obtaining Shared Residence, the case *D v D (2001) 1FLR495*) still being the established legal precedent relating to this area many years on.

Regardless of whether you are a mother or father, we are experienced in pursuing your family needs.

Domestic Violence

Living with physical or mental abuse from a partner is a difficult situation to detract yourself from. It can be daunting to seek help in the first place. Contacting us is the first step to a resolution. You can talk to our Lawyer in complete confidence and they will make sure that they provide you with the support you need to make the change you want.

We can take swift action to obtain a Court Order if necessary to provide the protection you and your family need from an abusive partner.

Cohabitation Agreements

Many couples now live together without feeling the need to get married. It is a common misconception that because you live together with your partner and are emotionally involved as if you were a married couple, that you would be treated the same way by the Law if you were to separate. Unfortunately this is not the case and whilst no one wants to enter a relationship and think about what will happen if they separate, it is a possibility in life and you can therefore enter into a cohabitation agreement to set up what will happen in the event of a relationship breakdown. It is easier to discuss the matter with your partner when you are in a good place with each other mentally and emotionally rather than when your relationship has unfortunately broken down and people can think less rationally.

Separation Agreements

If you and your partner are contemplating divorce or ending your relationship having cohabited, it may be that a Separation Agreement is a better alternative to divorce to see how things work out. We can provide you with the support you need to put together an agreement to set out what will happen if you do proceed to a divorce or permanent separation. We can help outline your options, so as you can make the right choices.

Pre Nuptial and Post Nuptial Agreements

No one can guarantee where they will be in the future. No one enters into marriage presuming they will separate in the future, but unfortunately it is a possibility. Entering into a pre nuptial agreement can help ease the difficulty of a divorce should it happen as it will set out what will happen to both parties' finances and assets. These agreements give you both the opportunity to discuss what is fair in advance of your big day. These agreements can also be entered into following marriage (post nuptial agreements) although we think you are better placed if you can agree the terms before marriage. Remember that dealing with your finances by entering into a pre/post nuptial agreement can save you financially in the future.

Change of Name

Sometimes people wish to change their names (or their children's names) following divorce or marriage, and sometimes we just don't like the name we were given at birth. At Stapletons Solicitors we can draw up a Change of Name Deed for you, so as you can be addressed as you want to be.

We offer an initial one hour fixed fee consultation for all family matters fixed at £75.00 plus VAT, so as you can have a no obligation chat with our experienced family Lawyer to ask all of the questions that you have on your mind, and discuss your concerns. Contact Ipek Bekir to arrange your appointment on 020 8886 6876 for an initial consultation or visit our website and complete the Contact Form so as we can call you back.

Wills and Probate

Deciding on what will happen when we are no longer around is something a lot of people put off thinking about let alone discussing. Likewise, we do not like to think what will happen if and when we can no longer make our own decisions.

Here at Stapletons Solicitors we can provide expert advice to help you write your Will, put a Lasting Power of Attorney in place, deal with the administration of an estate, or provide advice on a disputed estate.

Wills and Inheritance & Tax Planning

Many of us do not realise exactly what will happen to our assets if we do not leave a Will and unfortunately make the wrong assumptions as to how our assets will be divided. At Stapletons Solicitors we can provide specialist advice and guidance on drawing up your Will and are also well placed to advise you whether there may be a better way of structuring your affairs in a more tax efficient way.

Our experienced Lawyers can answer all of your questions and also raise some for you to consider that you may not have thought of.

Regardless of how small or large your estate is, whether you consider your affairs straightforward or complex, we can assist you with our expert Will writing service.

Contact our team so as we can ascertain your requirements and provide you with a fixed fee quotation for drawing up your Will.

We will also store your Will for you free of charge if you like, so as you know where it is being safely stored at all times.

Administration of Estates (Probate)

Following the death of a loved one we appreciate what a difficult time it can be and we want to be here to help you through the administration of their estate. You may also find yourself in the position where a friend, neighbour or colleague has named you as an Executor, either in your personal or professional capacity and you need to deal with the administration of their estate.

Whether administering the estate in your personal or professional capacity, here at Stapletons we can assist with the burden and stress that you may feel under. We can clearly explain your obligations as an Executor, where you may have found yourself in that position having been named in a Will or because a loved one did not leave a will and you are their next of kin. We will assist you in collecting in the assets of the estate, preparing the necessary Inheritance Tax returns and ensuring payment of the correct amount of Inheritance Tax, to the correct distribution of the estate in accordance with the terms of the Will, or Intestacy rules if no Will was left.

We are also best placed to advise you on possible ways to mitigate and potentially reduce any tax liability in accordance with the Law.

Inheritance Disputes

Unfortunately, sometimes the terms of a Will or its validity can be contested. The beneficiaries may feel that they have received something other than what has been left, or parties may have been excluded from the Will altogether causing a dispute where emotions will run high.

At this time we can provide you with advice about how to try and amicably resolve the dispute if possible, and if not, what your options are. We can advise you regardless of whether you are a beneficiary, an executor or a party who believes they have been wrongly excluded.

Lasting Powers of Attorney

People make lasting Power of Attorney to provide themselves with protection should they be unable to make their own decisions in the future. They are a good way of ensuring your wishes are respected should you be unable to make decisions for yourself in the future.

There are two types of lasting Powers of Attorney, one which relates to your property and financial affairs and the other your health and welfare.

Contact our experienced Lawyers to provide you with the help and advice you need to assist you in deciding which type you need, or whether making both is a better option for you.

Please contact Monika Patel for an initial consultation in relation to all your private client needs on 020 8886 6876 for an initial consultation or visit our website and complete the Contact Form so as we can call you back.

SERVICES FOR BUSINESSES

Choosing the right Lawyer for your business needs is a very important decision. Making the wrong choice can lead to delays costing you precious time and money. We appreciate your business concerns and can assist you in obtaining your objective in a timely manner providing you with quick and pragmatic advice. We can assist with all your commercial property needs as well as advice and assistance on planning and highway matters.

Commercial Property

At Stapletons Solicitors we can assist you with a range of commercial property transactions from sales and purchases of small businesses, to the acquisition and financing of multi million pound portfolios.

Our experienced Commercial Property Lawyer can provide you with fast and technically excellent advice to help you buy or sell a business and discuss with you the different elements of a commercial transaction which has different considerations to those of residential property transactions.

We can assist you with you with the grant of new leases, lease renewals, assignments and variations regardless of whether you are a Landlord or a Tenant. We will advise you on Authorised Guarantee Agreements and Rent Deposit Deeds and explain clearly what their purpose is and what your obligations will be when you enter into them.

Similarly we can advise on all aspects of Part II of the Landlord and Tenant Act 1954 from a Landlord or Tenant perspective.

If you are a developer looking to acquire land for subsequent development purposes, we will prepare the necessary form of contract tailored to the structure of the transaction and we will carry out the right searches and investigations for you, so as to provide you with the best possible advice in relation to your purchase and any resultant transactions following development.

Planning and Highways

As part of the development process, you may also need to enter into planning and highways agreements and we can provide assistance on the negotiation of and implementation of the terms.

Finance and Finance Restructuring

Whether you are raising finance to assist with your commercial property purchase or are restructuring your finances and borrowing on an existing portfolio, we are able to assist you in carrying out the Legal work required by both yourself and the lender in order for you to obtain finance.

Please feel free to contact Debbie Addison on 020 8886 6876 for an initial consultation or to discuss your business needs, for an initial consultation or visit our website and complete the Contact Form so as we can call you back.