Falcon Chambers

Ashpen Rajah

Called 2020



Practice Summary

Ashpen practises in all areas of real property and landlord and tenant law, both commercial and residential.

He was ranked as a Rising Star for property litigation in the Legal 500 UK Bar Guide 2027 and named as a Chancery Bar Association Pro Bono Champion in 2025.

His recent cases and advisory matters have included the following areas:

- Commercial landlord and tenant, including forfeiture, dilapidations, and renewals under the Landlord and Tenant Act 1954
- Residential landlord and tenant, including possession proceedings, tenancy deposit claims, and service charge disputes
- Telecoms
- Building Safety Act
- Enfranchisement and lease extensions
- Easements and restrictive covenants
- Rights to light
- Adverse possession, trespass, and boundary disputes
- Professional negligence, particularly on the part of conveyancing solicitors
- Rent Review
- Guarantees and indemnities
- Vesting orders
- Highways

Ashpen is a co-author of the book ‘Charging Orders on Land: Law, Practice and Precedents (2nd edition, January 2024)’.

Education

- BCL, Trinity College, University of Oxford – Distinction (3rd in year)
- BA Law, Downing College, University of Cambridge – Double First Class
- Vinerian Scholarship Proxime Accessit (University of Oxford, 2019)
- John Gardner Prize for the best performance in Philosophical Foundations of the Common Law (University of Oxford, 2019)
- Foundation Scholarship and Senior Harris Scholarship (Downing College 2018)
- Rebecca Flower Squire Scholarship (University of Cambridge, 2016, 2017)
- John H Morrison OBE Prize (Downing College, 2016, 2017, 2018)
- Platt Prize for Especial Distinction (2nd in year for Part 1A) (Downing College, 2016)

Professional

- Pro Bono Recognition List 2025; ChBA Pro Bono Champion 2025
- Member of the Agricultural Law Association, the Property Bar Association and the Chancery Bar Association
- Eldon Law Scholarship for the most promising Oxford graduate intending to practise at the Bar (University of Oxford, 2020)
- Prince of Wales Scholarship (Gray's Inn, 2020)
- BPTC, BPP – Outstanding

Publications

- 'Reforming dilapidations disputes', JBSAV 2026, Vol 15 Number 2, 126-132
- Can the court permit a landlord to force entry?, NLJ 2026, 176(8159), 9-10. See this article here.
- Boundary agreements: ignorance is not bliss, NLJ 2025, 175(8123), 15. See this article here.
- Landlord & tenant update, NLJ 2024. See this article here.
- Building Safety Act 2022: Traps for the Unwary Landlord, 'Housing after Grenfell' blog, University of Oxford. See this article here.
- The Landlord and Tenant Act 1954: Room for Improvement? 2023 27 L&T Rev, Issue 4.
- The Landlord & Tenant Act 1954: end of an era? NLJ 2023, 173(8022), 11-12. See this article here.
- Cohabitee disputes: unconscionability without detriment, NLJ 2022, 172(7977), 9-10. See this article here.
- Flat refusals: how not to alter EG 2021, 2149, 55. See this article here

Published Comments

"Incredibly bright and hard-working, Ashpen has an acute eye for detail and a tremendous grasp of complex legal questions, particularly for someone relatively junior." *Legal 500 UK Bar Guide 2027*