Falcon Chambers

# Kester Lees KC

**Called 2010 Silk 2024**



## Practice Summary

Kester is a leading property, telecommunications and infrastructure silk, described in Chambers and Partners and the Legal 500 as “an excellent advocate”, “a great strategic thinker”, “the calm set of hands the clients want to put their matters into”, and is “already emerging as one of the best property legal minds in the country”.

Kester had a meteoric rise to silk and was appointed a KC after only 13 years in practice. In the last 12 months alone, Kester has helped clients to succeed in five multi-day trials (over nine weeks); in four multi-day appeals (including two in the Court of Appeal); and has successfully obtained eight injunctions. Kester’s busy court schedule is complemented by his well-established advisory practice.

Kester’s specialisms include:

- **Development**; including rights to light, options, vendor/purchaser disputes, restrictive covenants, rights of way and drainage.
- **Real property disputes**; including registered title rectification, mortgages, and valuation.
- **Commercial and residential landlord and tenant**, including quiet enjoyment breaches, break options, high value/complex 1954 Act renewals and with a major emphasis on multi-million pound dilapidations disputes.
- **Infrastructure and energy law**; especially advisory work as to battery plants, data centres, and major infrastructure projects such as motorways and power plant construction disputes.
- **Telecommunications**; involving Code disputes supporting digital rollout for both mobile and fixed line operators.
- **Property related insolvency**; advising and acting for administrators, liquidators and receivers; or landlords whose tenants have entered an insolvency regime.
- **Protest law**; especially advising Universities on, and obtaining, injunctions against trespassing student protestors.

Kester often leads larger teams and also is consulted in leading cases concerning the interaction of property law with other areas such as tax, insurance, professional negligence, and criminal law.

Kester regularly undertakes multi-million pound trials in the High Court and test cases in specialist tribunals and has a thriving appellate practice, including appearing in the Court of Appeal twice in the last 12 months and in the Supreme Court in *CTIL v Compton Beauchamp* [2022] UKSC 18.

## Education

- Kester obtained a first class degree in Theology at the University of Birmingham, graduating first in his year. He then converted to law on a two year senior status law degree at City University, during which he held an Inner Temple scholarship and a City University Postgraduate Law Scholarship. Graduating with a first class degree and first in his year, Kester was awarded several prizes including the Old Bailey Press Prize for Land Law and the Recorder of London Prize for being the ‘best law student’ in the faculty.
- Kester went on to obtain a Distinction on the BCL at Brasenose College, University of Oxford, where he held an AHRC Award and was awarded the Allen & Overy Prize for Corporate Insolvency Law on the BCL and various College prizes.

## Professional

- Kester was appointed a KC in 2024 after only 13 years' practice at Falcon Chambers.
- Kester was awarded an Inner Temple Major Scholarship and Duke of Edinburgh Entrance Scholarship for his BVC year.
- Kester was classified as Outstanding on his BVC at City Law School. He was subsequently awarded the Ede & Ravenscroft Prize by the Inner Temple.
- During his BVC year Kester was a Visiting Lecturer at City University, London tutoring in contract law.
- Kester is a member of the Chancery Bar Associationand the Property Bar Association. Kester recently became a committee member of the Property Bar Association with special responsibility for liaising with the Junior PLA.
- Since 2012 Kester has been Co-Editor for Casenotes for The Conveyancer and Property Lawyer, the leading property law journal. He is a Contributing Editor to the Woodfall Bulletin and also regularly contributes to the Landlord and Tenant Review. Kester is also the author of several topics on Westlaw Insights including Business Tenancies, Security of Tenure and Periodic Tenancies.
- Kester has also provided in-house seminars to solicitors firms and client institutions direct as well as a regular guest speaker for CLT, a leading CPD provider, including a webinar on mortgagee remedies. Recent topics include: Tenant insolvency, Forfeiture, when Mortgagees ought to pay residential service charges to protect their security.

## Upcoming Cases

Kester is currently instructed in a number of major, industry-shaping cases, which are due to be heard in the next 12-18 months, including:

- Three week or longer telecommunications trials concerned with valuation under the Code.
- Two appeals to the Upper Tribunal concerning what, if anything, Code operators have to prove as to their statutory purposes when seeking renewals of their existing agreements.
- A leading rights to light case listed for a two week High Court trial; the first after *Bankside*.
- A major, multi-faceted dispute between the developer of a power station and a landowner.
- A major administration, on behalf of the administrators, where a landlord seeks to prove for nearly £40m+ in alleged lost rent.
- A week’s trial concerning human rights and student protest.
- A three day trial concerned with the validity of payments made to a third party account as a result of a threat actor’s hack and fraud and the consequential validity of the purported operation of a break clause.

- A multi-million pound proprietary estoppel and service charge dispute concerning high value apartments in Mayfair.
- A case concerning land restoration following the expiry of a mining lease.
- A dispute between a major infrastructure provider and a housebuilder; currently the subject of expert determination proceedings.
- A week's trial concerning a £5m+ dispute in respect of a housing development and joint venture contract.
- The validity and effect of a break clause of a major office block.
- Kester is currently instructed to act in several multi-million pound dilapidations disputes.

## Recent Cases

Recent completed cases in which Kester has been instructed in the last 18 months include:

- **Cooper v Ludgate House Ltd** [2026] EWHC 484 (Ch): Leading decision on the validity of Part 36 offers which include matters not directly in issue within the proceedings and the nature, extent and impact of offers in the rights to light context.
- **On Tower UK Ltd v AP Wireless II (UK) Ltd** [2026] EWCA Civ 43: Court of Appeal decision of industry-wide importance concerning the enforceability of telecoms agreements which are assigned licences. *Leading Taylor Briggs.*
- **On Tower UK Limited v Icon Tower Infrastructure Limited** [2026] UKUT 89 (LC): the Upper Tribunal dismissed Icon's appeal as to the findings of fact concerning their subjective intention (that it was conditional on MNOs migrating across) and objective intention (the FTT finding that the MNOs would not migrate across). *Leading Imogen Dodds.*
- **On Tower UK Ltd v AP Wireless II (UK) Ltd** [2025] 12 WLUK 632: Test case concerning validity of telecoms notices under the Code and whether a wholesale infrastructure provider must own the infrastructure provided. *Leading Taylor Briggs.*
- **On Tower UK Limited v Icon Tower Infrastructure Limited** [2025] 10 WLUK 737: an 8 day test case concerning the intention to redevelop under Paragraph 21(5) of the Code. Kester successfully established that the site provider failed to establish a realisable intention as the MNOs would not migrate and the subjective intention was conditional. *Leading Imogen Dodds.*
- **DWP v Pipesafe**, unreported: High Court trial in which Kester secured £4m of statutory compensation and a £2m+ dilapidations counterclaim was dismissed. *Leading Julia Petrenko.*
- **University of Cambridge v Persons Unknown** [2025] EWHC 2330 (KB): Seminal decision on when to grant summary judgment and a final injunction against student protesters where the Human Rights Act is engaged. *Leading Yasser Vanderman.*
- **Cooper v Ludgate House Ltd** [2026] 2 W.L.R. 251: Seminal rights to light case concerning the nature of a right to light, the methodology for measurement of light and valuation, whether to grant injunctive relief. *With John McGhee KC.*
- **On Tower UK Ltd v British Telecommunications Plc** [2026] 1 W.L.R. 772: Court of Appeal decision affecting tens of thousands of sites as to when a landowner can serve a statutory break notice and whether contractual preconditions have to be complied with.
- **On Tower UK Ltd v British Telecommunications Plc**: Kester successfully resisted BT's application for permission to appeal to the Supreme Court. *Leading Emer Murphy.*
- **Trinity College v Persons Unknown** [2025] EWHC 1577 (Ch): High Court decision as to the grant of a final injunction against student protestors (following the grant of interim injunctions to protect the examination season).
- **On Tower UK Ltd v AP Wireless II (UK) Ltd** [2025] UKUT 280 (LC): Upper Tribunal decision on the sharing rights in Code agreements. *Leading Imogen Dodds.*

## Notable Older Cases

- **Cornerstone Telecommunications Infrastructure Ltd v Compton Beauchamp Estates Ltd** [2022] 1 W.L.R. 3360: Supreme Court decision on telecommunications Code and when an operator may seek to obtain new Code rights when already in situ. *With Jonathan Seitler KC and Justin Kitson.*
- **Coldunell Ltd v Hotel Management International Ltd** [2022] EWHC 1290 (TCC): Multi-million-pound dilapidations dispute and subsequent leading decision on Part 36 regime: see [2023] T.C.L.R. 1.
- **Campbell & Anrs v Banks (various)** [2019] UKFTT 0730 (PC): Kester acted for all ten successful lenders in a one day test case before the specialist tribunal concerning alleged non-compliance with formality requirements for mortgage deeds. This decision has been applied in the High Court on multiple occasions subsequently.
- **Marks & Spencer Plc v BNP Paribas Securities Services Trust Co (Jersey) Ltd** [2016] A.C. 742: Supreme Court decision which is the leading case on implied terms in contract law. *Led by Guy Fetherstonhaugh.*

## Publications

- “Rent during Covid-19: landlords still hold the strongest hand” EGI (online) and upcoming in print edition on 25 April 2020. Subject: Landlord & Tenant; Rent; Frustration; Suspension; Implied Terms; Coronavirus
- “S Franses Ltd v Cavendish Hotel (London) Ltd: motive, intention and causal conditionality (Case Comment)” Conv. 2019, 4, 397-409. Subject: Business tenancies; Grounds for opposition; Intention; New tenancy applications; Redevelopment
- “Double trouble: forgotten remedies...” W.L.T.B. 2019, 2(Jul), 1-4. Subject: Business tenancies; Double rent; Double value; Formalities
- “ Dissolution of landlords and tenants without any prior disclaimer” W.L.T.B. 2018, 3(Sep), 1-5. Subject: Landlord and tenant; Insolvency; Real property; Trusts; Bona vacantia; Companies; Disclaimer of onerous property; Dissolution; Escheat; Freeholds; Landlords; Leaseholds; Tenants; Trust property; Vesting orders
- “ NRAM v Evans: there are mistakes and mistakes... (Case Comment)” Conv. 2018, 1, 91-98 Subject: Real property; Banking and finance; Amendments; Charges register; Indemnities; Land registration; Mistake; Priorities; Rectification; Registered charges; Secured loans
- “ Collective enfranchisement notices: always protect - but be careful what you agree... (Case Comment)” W.L.T.B. 2017, 4(Sep), 1-4. Subject: Landlord and tenant; Collective enfranchisement; Freeholds; Initial notices; Non-registration; Transfer of title; Validity
- “Wood v Capita Insurance Services Ltd: textualism and contextualism: polish off your dictionaries...” (Case Comment) Conv. 2017, 5, 364-372. Subject: Contract terms; Indemnity clauses; Interpretation; Meaning; Misselling; Share sales
- “ The protection of pre-emption rights” (with Martin Dray) S.J. 2017, 161(28), 28 Subject: Real property; Pre-emption rights; Restrictions; Sale of land; Title to land; Tomlin orders; Unilateral notices
- ‘ The jurisdiction of the FTT to determine the payability of sums not yet due (Case Comment)” W.L.T.B. 2017, 1(Feb), 1-4 Subject: Landlord and tenant; Demands; First-tier Tribunal; Jurisdiction; Landlords' duties; Reasonableness; Service charges
- Surprising defects: Edwards v Kumarasamy (Case Comment)” - L. & T. Review 2016, 20(6), 223-227. Subject: Landlord and tenant - Common parts; Disrepair; Landlords' duties; Notice; Repair covenants; Subtenancies
- “There's no profit in alienation consents” - S.J. 2016, 160(43), 31Subject: Landlord and tenant - Conditions; Consent to assignment; Costs; Qualified covenants; Underleases
- “EMI Group Ltd v O & H Q1 Ltd: the forbidden assignment” (Case Comment)- Conv. 2016, 5, 387-397. Subject: Landlord and tenant - Assignees; Assignment; Guarantors; Leasehold covenants; Leases;

Release; Void transactions

- “M&S and implied terms: better not left unsaid ...” - I.H.L. 2016, Spr, 111-112Subject: Landlord and tenant - Break clauses; Business tenancies; Implied terms; Interpretation; Rent; Repayments
- “What's in store after M&S?”- E.G. 2016, 1602, 60-62. Subject: Landlord and tenant - Apportionment; Break clauses; Business tenancies; Implied terms; Interpretation; Rent; Repayments
- “Uncertainty of term again” (Case Comment). - L. & T. Review 2015, 19(5), 212-216. Subject: Landlord and tenant - Duration; Forfeiture; Housing associations; Notices to quit; Possession; Residential tenancies; Termination  Abstract
- “Wood v Waddington: section 62 and apparently continuous easements...” (Case Comment) - Conv. 2015, 5, 423-432. Subject: Real property - Conveyances; Express grant; Occupation; Rights of way; Statutory easements
- “Resolving the tension between the Land Registration Act 2002's "priority" and "alteration" provisions” (Case Comment) - Conv. 2015, 3, 253-266. Subject: Landlord and tenant -Land registers; Long leases; Priorities; Rectification; Reinstatement; Retrospective effect; Title to land
- "Reasonable belief" in adverse possession”- E.G. 2015, 1521, 77. Subject: Real property; Legislation - Adverse possession; Boundaries; Reasonable belief; Statutory interpretation; Time limits
- “Residential service charges: the return of a "sets-based" approach to qualifying works” (Case Comment) - W.L.T.B. 2015, 1(Feb), 1-4. Subject: Landlord and tenant - Consultation; Holiday accommodation; Landlords' duties; Residential tenancies; Service charges
- "Francis v Phillips: putting the pin back into the valedictory hand grenade” (Case Comment) - Conv. 2015, 1, 67-77. Subject: Landlord and tenant - Consultation; Fees; Holiday accommodation; Improvements; Landlords' duties; Leases; Residential tenancies; Service charges
- “Disclaimer of leases: an essential guide” - I.H.L. 2014, 224(Oct), 73-76. Subject: Insolvency; Landlord and tenant - Business tenancies; Disclaimer of onerous property; Liquidation; Liquidators' powers and duties; Non-domestic rates; Third parties; Trustees in bankruptcy; Trustees' powers and duties; Unoccupied property; Vesting orders
- “Business rates and disclaimer of leases: the limits of statutory fictions” (Case Comment) - Conv. 2014, 5, 434-444. Subject: Landlord and tenant; Insolvency; Rates - Business tenancies; Disclaimer of onerous property; Non-domestic rates; Unoccupied property
- Lessons to be learned from M&S - Kester's recent talk to the PLA in Leeds can be found here
- Re Game Station Ltd: A salvaged Salvage Principle” – Conv. 2014, 3, 249-262. Subject: Insolvency - Administrators' powers and duties; Expenses; Liquidators' powers and duties; Provable debts; Rent.
- “Administration and rent - equity in the game at last...” - W.L.T.B. 2014, 2(Apr), 1-4. Subject: Insolvency - Administrators' powers and duties; Expenses; Liquidators' powers and duties; Provable debts; Rent.
- “Superstrike Ltd v Rodrigues: more questions than answers...” - Conv. 2014, 1, 60-69. Subject: Landlord and tenant - Assured shorthold tenancies; Deposits; Landlords' duties; Notices seeking possession; Periodic tenancies; Tenancy deposit schemes.
- “Malik v Fassenfelt: known unknowns” - Conv. 2013, 6, 516-529 Subject: Human rights - Eviction; Possession orders; Proportionality; Right to respect for private and family life; Squatters; Trespassers.
- “Break options and the repayment of overpaid rent - an implication of common sense” - W.L.T.B. 2013, 3(Jul), 1-5 Subject: Landlord and Tenant - Break clauses; Business tenancies; Implied terms; Overpayments; Rent; Repayments.
- “Knowing where to begin - the last day of the period in section 21 notices” - L. & T. Review 2013, 17(4), 129-133 Subject: Housing - Assured shorthold tenancies; Date of termination; Houses; Periodic tenancies; Repossession.
- “Parshall v Hackney: a tale of two titles” - Conv. 2013, 3, 222-232 Subject: Real property - Adverse possession; Boundary disputes; Concurrent possession; Land registration; Limitation periods; Mistake; Rectification
- “Freeholders of 69 Marina: judicial reading between the lines...” – Conv. 2012, 6, 498-505 Subject:

Landlord and tenant - Arrears; Costs; Forfeiture; Landlords' duties; Service charges.

- “Tenants take notice! Patel v MRD Property Developments Ltd” - L. & T. Review 2012, 16(6), 226-228 Subject: Landlord and tenant - Business tenancies; Demands; Insurance premiums.
- “Geary v Rankine: money isn't everything” - Conv. 2012, 5, 412-421 Subject: Real Property - Beneficial interests; Business premises; Constructive trusts; Intention; Unmarried couples,
- “Article 8 defences - separating the wheat from the chaff: Corby BC v Scott; West Kent Housing Association Ltd v Haycraft” L. & T. Review 2012, 16(4), 148-152 Subject: Landlord and tenant; Housing; Human rights; Public sector tenancies; Summary dismissal.
- “If you don't ask, you don't get...” - E.G. 2012, 1206, 87 Subject: Adjudicator to HM Land Registry - Indemnities; Jurisdiction; Rectification.
- “A prospective look at rectification” - L. & T. Review 2012, 16(1), 12-15 Subject: Rectification - Adjudicator to HM Land Registry; Deeds; Deeds of variation; Jurisdiction; Retrospective effect; Third parties.
- “A piece of the puzzle: piecing together the Leasehold Reform Act 1967 and the Leasehold Reform, Housing and Urban Development Act 1993” - Conv. 2011, 6, 454-464 Subject: Landlord and tenant - Collective enfranchisement; Purchase of Freehold; Statutory contract; Statutory interpretation.
- “Concurrent leases and break clauses” - L. & T. Review 2011, 15(2), 51-55 Subject: Landlord and tenant - Break clauses; Business tenancies; Concurrent Leases.
- “A who's who of concurrent leases” - L. & T. Review 2011, 15(1), 30-33 Subject: Landlord and tenant - Break clauses; Business tenancies; Concurrent Leases; Covenants; Notices; Security of tenure.

## Published Comments

"An exceptional advocate and strategist. The best title rectification silk in the country without exception. Encyclopaedic knowledge of all things property litigation." *Legal 500 UK Bar Guide 2027 (Property Litigation)*

"Kester consistently delivers an exceptional standard of work. His written advice is highly sophisticated and strikingly clear, and his advocacy is outstanding for consolidating complex issues into digestible matter." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Kester is phenomenal. I wish I could find a way to justify using him more often." *Chambers and Partners UK Bar Guide 2027 (Real Estate Litigation)*

"Kester's written advice is both highly sophisticated and strikingly clear, and his advocacy is outstanding - not least for cutting down lengthy/complex issues into simple matters." *Chambers and Partners UK Bar Guide 2027 (Telecommunications)*

"Kester is a highly skilled advocate who is able to command the Court's attention without pomposity and dramatics. One of his key strengths is the ability to adapt his style to clients and to listen as well as speak." *Legal 500 UK Bar Guide 2027 (Telecoms Regulation)*

"His rapid elevation to silk is unsurprising and he is already emerging as one of the best property legal minds in the country." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Kester Lees is an absolute client favourite for knotty problems requiring quick solutions. When the risks are high, he is the calm set of hands the clients want to put their matters into." *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"Kester really grasps the reigns of cases and will give a new angle, argument or whatever is needed." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Kester Lees is able to turn his laser-focused attention onto a wide range of property disputes. He works collaboratively and well with other counsel." *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"Kester is a great strategic thinker who gives reassuring, approachable advice." *Chambers and Partners UK Bar Guide 2026 (Real Estate Litigation)*

"Kester Lees has vast experience and an unrivalled ability to see wider client commercial goals. He is excellent on his feet when advocating." *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"I am (as are my clients) always very impressed with Kester Lees' work, both written and in court. He is a sophisticated operator, both legally and commercially, and a very formidable opponent." *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"Kester is an exciting advocate who makes difficult arguments appear simple and has an easy, accessible manner with judges, solicitors, counsel and clients alike. He has a great future ahead of him" *Chambers and Partners UK Bar Guide 2026 (Telecommunications)*

"Super-intelligent, robust and incredibly hard-working." *Legal 500 UK Bar Guide 2026 (Property Litigation)*

"Kester is extremely bright, hardworking and a very careful and strategic thinker whose advocacy is clear and concise." *Legal 500 UK Bar Guide 2026 (Telecoms)*

"Kester Lees KC is a talented new silk who handles all aspects of landlord and tenant and property law, including rectification of titles, adverse possession and insolvency matters. He has notable expertise in telecommunications." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Kester is a fantastic advocate and is a joy to work with. He adapts well to the changing needs of clients." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Kester is a superb barrister whose enthusiasm for finding innovative solutions to complex problems is incredible." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Kester is a fierce advocate and superb on his feet. He has a great legal mind and possesses encyclopedic knowledge of real estate law." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Kester is very bright, academic and pleasant to deal with." *Chambers and Partners UK Bar Guide 2025 (Real Estate Litigation)*

"Kester Lees KC is recognised for his work where property and telecommunications interests intersect, and has recently been involved in high-profile cases involving the new Electronic Communications Code. He is regularly instructed by large telecommunications operators such as EE and Telefonica." *Chambers and Partners UK Bar Guide 2025 (Telecommunications)*

"Kester is technically strong and an amazing advocate. He is incredibly hard-working and goes the extra mile with client service and delivery." *Chambers and Partners UK Bar Guide 2025 (Telecommunications)*

"Kester is a superstar and an absolute pleasure to work with. We particularly value that he sees himself as part of the wider team, as well as his energy and positivity." *Chambers and Partners UK Bar Guide 2025 (Telecommunications)*

"Kester combines a towering intellect with a wonderful bedside manner. He is sharp and quick-witted on his feet in court and considerate and understanding to clients in conference." *Legal 500 UK Bar Guide 2025*

"Kester Lees is very strong and knowledgeable."

"A silk in the making - great on his feet and on papers. Very easy to work with and clients always rate him."

"Kester Lees is pretty much unparalleled at his level of call. He has a voracious appetite for unlocking knotty problems and almost always finds new ways of looking at things that make a difference."

"As a junior he stands out amongst his peers for his mature advice and strong advocacy skills." *Chambers and Partners UK Bar Guide 2024*

‘Very bright, personable and easy to work with.‘

‘Kester is superb on his feet – a highly effective cross-examiner and all round advocate. He is equally as impressive on papers and always gives solid commercial advice.’ *Legal 500 UK Bar Guide 2024*

"Kester makes his perspective clear, very comprehensive and assertive; he guides judges in his advocacy." *Chambers and Partners UK Guide 2023*

"He's fantastic with clients, his work on paper is on point, and he is tenacious on his feet." *Chambers and Partners UK Guide 2023*

'Kester Lees is a very talented junior with impressive technical skills. He is a superb advocate and his ability to see a solution to the most difficult issues is unrivalled. A silk in the making.’ *Legal 500 UK Bar Guide 2023*

Kester Lees is a talented junior who handles all aspects of landlord and tenant and property law, including rectification of titles, adverse possession and insolvency matters. He has notable expertise in telecommunications. "He has great technical knowledge which he combines with an insight into the commercial position to help to get the practical solution clients want and need." "He has a brain the size of a planet. He's a very good advocate and he is excellent on paper." *Chambers UK Guide 2022 (Real Estate Litigation)*

"An exceptional advocate - first in class on paper, in court and conference. Meticulous eye to detail and encyclopedic knowledge of property law. My go to Counsel for title rectification and complex property related rectification work." *Legal 500 UK Bar Guide 2022*

"Kester Lees is singled out as a "rising star in the property field" with market sources commending him as a "very good technical lawyer and a delightful opponent". *Who’s Who Legal UK Bar Report 2022*

Talented junior who handles all aspects of landlord and tenant and property law, including leasehold enfranchisement, adverse possession and insolvency matters. Strengths: "He is a brilliant junior - intelligent, thoughtful, client-friendly and clear in his communication. His drafting is well structured and his arguments very coherent." "He's very thorough, knowledgeable and very good with clients." *Chambers and Partners UK Guide 2021 (Real Estate Litigation)*

"His advice is clear and concise; translating complex concepts into simple, easy to understand advice. He is very responsive and strategic in his approach. He gained the trust and confidence of our lay client extremely quickly." *Legal 500 UK Bar Guide 2021*

Talented junior who handles all aspects of landlord and tenant and property law, including leasehold enfranchisement, adverse possession and insolvency matters. Strengths: "Very approachable and contactable, as well as considered and bright. He is really going places." "Incredibly bright, user-friendly and accessible. Kester is technically superb, providing client-friendly opinion on the most complex matters." Recent work: Successfully represented the claimant in a £500,000 dilapidations case regarding a nightclub in Bristol. *Chambers and Partners UK Guide 2020 (Real Estate Litigation)*

"Bright, ambitious, helpful and dependable *Legal 500 UK Bar Guide 2020*

"Talented junior who handles all aspects of landlord and tenant and property law, including leasehold enfranchisement, adverse possession and insolvency matters. Strengths: 'Reliable, efficient and commercial.' 'Persuasive on his feet and great with clients.' 'His excellent grasp of the law is combined with a very practical and commercial approach.' Recent work: Acted in the Canary Wharf v Lehman litigation, a high-value dispute concerning repudiatory breach and repudiatory damages in the leasehold context." *Chambers UK Guide 2019 (Real Estate Litigation)*

Kester stands out for his work on trusts and mortgages, adverse possession and easements. He is recognised as "utterly charming" and someone who "definitely deserves to be on the list". *Who's Who Legal UK Bar 2019 Guide*