

Antonietta Grasso

Year of Call: 2004
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Property and Estates

Specialising in all property related matters, Antonietta is recognised by the legal directories year on year as Leading Junior in the field of Property Law, describing her as a feisty, excellent and stalwart advocate.

Commercial Landlord and Tenant

Antonietta has a wealth of experience acting for large retailers, developers, pension trusts and public authorities, as well as commercial tenants.

Antonietta's experience covers matters including; lease renewals (incl.1954 act matters), forfeiture, disrepair, dilapidations, and service charge disputes.
Understanding the commercial pressures both landlords and tenants are under, Antonietta works with her clients to resolve issues and disputes as quickly and efficiently as possible.

Residential Landlord and Tenant

Acting for both landlords and tenants, Antonietta advises in all aspects of this sphere from disrepair, breach of covenant, unlawful eviction, trespass and quiet enjoyment to anti-social behaviour nuisance, and harassment including housing related issues, such as homelessness. Antonietta has successfully seen her cases through to judicial review hearings in the Administrative Court and in the Court of Appeal.

Land Law

Antonietta's expertise covers all areas of Land Law, acting both land owners and developers. Her practice covers areas including; unregistered land adverse possession, (boundary issues, right to light, easements and restrictive covenants, trespass and nuisance Antonietta also offers experience in Party Wall act disputes, and property damage matters.

Social Housing

Antonietta works with local authorities and stakeholders in a wide range of their property related issues from possession claims and homelessness appeals, injunctions (formerly known as ASBI and ASBOs), closure orders and committal proceedings. Antonietta also advises on stakeholders and authorities on regulatory and policy issues.

Notable cases

- Successfully sought permission from the Court of Appeal in a matter which concerned anti-social behaviour from a tenant's autistic son, whom had been rehoused elsewhere
- Successfully applied to the Administrative Court against a section 128 possession notice against an introductory tenant

for allegations of anti-social behaviour of trespassers in his home whilst he was serving a prison sentence

- Defending a tenant against a possession claim on the ground of rent arrears accrued after they were decanted following severe floods at her property
- Successfully applied for a costs order in the First-tier Tribunal
- Defending a costs application in the First-tier Tribunal, pursuant to an appeal being withdrawn
- Acting in a tree-root damage claim involving Monterey Pine trees, where the trees were interfering with a neighbouring fence and tarmacadam drive
- Acting for a local authority in committal proceedings for breach of an injunction order, pursuant to the Anti-social Behaviour Crime and Policing Act 2014

Direct Access

Antonietta also accepts work on a direct access basis.

Articles

Antonietta Grasso considers the recent case of Ficcara & Others v James [2021] UKUT 0038 (LC), [2021] All ER (D) 30 (Mar), in which the tenants raised the issue of the interpretation of sections 40, 43 and 44 HPA2016 and whether the multiplicity of offences by a landlord should result in multiple rent repayment orders.

View Article

Injunctions in the time of the Coronavirus: Antonietta Grasso reviews the alternative solutions available to those whose possession claims have been delayed due to the coronavirus lockdown.

View Article

Recommendations

Antonietta Grasso of 3PB Barristers is an experienced junior barrister dealing with all manner of real property cases. Her work spans rights of way cases, boundary disputes, and landlord and tenant matters.

Strengths: "Antonietta Grasso is really great. She has a very good client manner, is strong on the law and has a great way of working with solicitors."
Chambers UK 2025/Real Estate Litigation/Western circuit

Strengths: "Antonietta has a keen eye for detail and is always on hand to offer her expertise."
"She is extremely approachable, commercial and a pleasure to deal with."
"She has a good grasp of property litigation."
Chambers UK 2024/Real Estate Litigation/Western circuit

Strengths: "I have always found Antonietta very good for property work. She is very quick and good value."
Chambers UK 2023/Real Estate Litigation/Western circuit

Strengths: "Antonietta is very on the ball and incredibly responsive. She gets the commercial aspects of the work above all else, and clients have 100% confidence in her." "She is very practical."
Recent work: Acted for defendants in a claim concerning issues of fraud and constructive trust of a property outside England.
Chambers UK 2022/Real Estate Litigation/Western circuit

Antonietta Grasso is known for her `exceptional advocacy skills' and recently acted for the defendant in a case concerning rights of way to access a sewage tank. `A very able barrister'

`Antonietta is amazingly responsive, personable, precise and knows the law inside out.'
Legal 500 2025/Property and Construction/Western Circuit/ Leading Junior

'able to cut through volumes of documents to get to the heart of a matter'
`Antonietta has brilliant client care skills. She is focused, on top of all arguments and, critically, thinks ten steps ahead.'
Legal 500 2024/Property and Construction/Western Circuit/ Leading Junior

Antonietta Grasso provides `thorough advice` on a wide range of commercial and residential landlord and tenant matters.
'Antonietta is very professional, concise, friendly and approachable. She is an expert in housing and anti-social behaviour law and procedure, and stands out for her practical advice and her exceptional advocacy skills.'
Legal 500 2023/Property and Construction/Leading Juniors/Western Circuit

`She is very direct, very prompt with instructions and has a great eye for detail. '
Legal 500 2022/Property and Construction/Leading Juniors/Western Circuit

`An excellent advocate, both well prepared and able to deal with issues as they arise.'
"Antonietta Grasso acts for landlords and tenants, including vulnerable clients, in judicial reviews, handling boundary, trespass, and property damage disputes."
Legal 500 2021/Property and Construction/Leading Juniors/Western Circuit

`A safe pair of hands.'
Legal 500 2020/Property and Construction/Leading Juniors/Western Circuit

'Highly experienced across a broad spectrum of property matters.'
Legal 500 2018/19/Property and Construction/Leading Juniors/Western Circuit

`An excellent and stalwart advocate'
Legal 500 2017/Property and Construction/Leading Juniors/Western Circuit

`A very effective advocate, who is always well prepared'
Legal 500 2016/Property and Construction/Leading Juniors/Western Circuit

`She has a practical and purposeful approach to cases, and is always well prepared'
Legal 500 2015/Property and Construction/Leading Juniors/Western Circuit

'A feisty advocate who will fight for every client'
Legal 500 2014/Property and Construction/Leading Juniors/Western Circuit

Academic qualifications

- Middle Temple (2004)
- Forensic Science & Law, LL.B