



Alexander Whatley

Year of Call: 2014

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Overview

Alexander Whatley is a commercial, chancery and property barrister. He has been recommended in Legal 500 as a 'Tier 1 Leading Individual' in Commercial Litigation in 2023, 2024 and 2025 and Professional Negligence in 2025 as well as a Leading Junior in Commercial Dispute Resolution in Chambers and Partners 2024 and 2025. He also takes instructions in costs disputes.

Before joining the Bar, he worked in a City advisory firm conducting investigative corporate intelligence for global merchants and hedge funds in the field of international commodity trading.

Alexander is also available for instruction through Direct Access.

Property and Estates

Alexander Whatley's Property and Estates practice focuses on disputes between landlords and tenants and he is regularly instructed to advise on property disputes involving Breach of Covenants, Relief from Forfeiture, Construction Contracts and Service Charges.

Commercial

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

- Service Charge Disputes
- High value boundary disputes including adverse possession
- Unlawful forfeiture and relief from forfeiture in high value commercial property
- Easements and Restrictive Covenants
- Opposed lease renewal under the Landlord and Tenant Act 1954
- Rent review
- Land registration disputes in the High Court, County Court, Property Tribunals and the Land Registry
- Rectification of documents and title

Residential

Acting for both landlords and tenants, Alexander has extensive experience across the following areas:

- Service charges in high value residential property
- Mortgage and Tenancy Possession proceedings
- Tenancy Deposit disputes
- Injunctions
- Easements and Restrictive Covenants
- Boundary disputes
- Trespass and breach of quiet enjoyment
- Proprietary Estoppel
- Adverse Possession
- Contractual disputes on lease agreements

Recent Cases

Fitzroy Place Residential Limited & Others v Lovitt & Others [2024] UKUT 63 (LC): Alexander successfully represented the Respondent Company and the appeal was dismissed. The appeal concerned the meaning of a standard form of lease used in a large and prestigious development in Central London comprising approximately 290 residential flats and commercial premises. Specifically, it related to the proportions in which the leaseholders of private apartments in the development are required to contribute towards the cost of services provided by the landlord to the development as a whole, and the extent of a discretion given to the landlord to vary those proportions.

W v S [2024] Ongoing: Alexander is representing the Respondent in a high value commercial boundary dispute with a national supermarket chain across three property jurisdictions.

C v W Limited [2024] Ongoing: Acting for the Respondent in a service charge dispute valued at over £1.2m.

Recommendations

Alexander Whatley of 3PB Barristers is a highly respected barrister with expertise in a range of commercial disputes. He is sought after for his prowess in areas including breach of trust, contractual disputes and property matters.

Strengths:

"Alexander is very user-friendly, good with clients and an easy barrister to use."

"Alexander is still relatively young but shows a good level of knowledge and insight into problems. He has proved himself a very good advocate."

Chambers 2025/Commercial Dispute Resolution /Western Bar

"Well prepared and quick on his feet."

"Alex has the ability to deal with all situations and can think on his feet to get a great result."

Chambers 2024/Commercial Dispute Resolution /Western Bar

'Alexander goes above and beyond to make himself available to assist the clients and turn around work with extraordinary attention to detail. He shows great support and provides the clients with in-depth knowledge.

Legal 500 2025/Commercial Litigation/Leading Juniors/Western Circuit – Ranked in Tier 1

'Alex is affable and articulate, and his paperwork is prompt.'

Legal 500 2025/Professional Negligence/Leading Juniors/Western Circuit

'He is a great advocate and commands a courtroom. He also gives detailed advice and considers all areas of a dispute.'

Legal 500 2024/Commercial Litigation/Leading Juniors/Western Circuit – Ranked in Tier 1

'Alexander Whatley is a strong and persuasive advocate, with an excellent grasp of the facts and an ability to cut through to the heart of a matter. Exceptionally well prepared with a calm, analytical approach. He delivers clear, concise advice in a

client-friendly manner.'

Legal 500 2023/Commercial Litigation/Leading Juniors/Western Circuit – Ranked in Tier 1

'Alexander has a very analytical mind. He is an extremely well prepared barrister who knows the client's case inside out. He provides his advice in an approachable and user-friendly manner.'

Legal 500 2022/Commercial Litigation/Leading Juniors/Western Circuit

Academic qualifications

- Kaplan Law School, BPTC
- University of Southampton, LLB Law

Scholarships

- Inner Temple Profumo Scholarship
- Inner Temple Major Exhibition Award
- Inner Temple Duke of Edinburgh Award
- Kaplan BPTC Future Potential Scholarship

Professional qualifications & appointments

- London Commercial Bar Association
- Commercial Bar Association