

my flat in london out of business

My Flat in London Out of Business: Navigating Unexpected Property Challenges

my flat in london out of business — these words might sound a bit unusual at first, especially when referring to a residential property. However, in the complex world of real estate investment and property management, it's not uncommon for flats or apartments in bustling cities like London to face operational or financial difficulties, sometimes forcing owners to rethink their strategy. Whether you're a landlord, a tenant, or someone looking to buy or sell property, understanding what it means when your flat in London is out of business and how to handle such situations can save you both time and money.

Understanding What “My Flat in London Out of Business” Really Means

When we say “my flat in London out of business,” it often refers to a property that is no longer generating income, has become uninhabitable, or has been removed from the rental or sales market due to various reasons. This can happen for many reasons including legal disputes, financial constraints, or structural issues. It's important to recognize that residential properties, especially in a city as dynamic as London, can sometimes be treated like business assets — if they're not yielding returns, owners might consider them “out of business.”

Common Scenarios Leading to a Flat Being “Out of Business”

Several factors can contribute to a flat in London becoming inactive or non-operational in a practical sense:

- **Financial Difficulties:** Mortgage arrears, inability to cover maintenance costs, or falling rental demand can make continuing with the property unviable.
- **Structural or Maintenance Problems:** Older buildings may require costly repairs. If these become too expensive, owners might stop renting out the property.
- **Legal or Regulatory Issues:** Disputes over ownership, planning permissions, or compliance with safety regulations can halt property operations.
- **Market Fluctuations:** Changes in the London property market might reduce demand in certain areas, making it difficult to find tenants or buyers.

Why London Property Owners Might Face These Challenges

Owning property in London is often seen as a lucrative investment, but it also comes with unique challenges. The city's real estate market is highly competitive and influenced by economic shifts, government policies, and global events.

Economic Factors Impacting London Flats

Economic instability, such as Brexit uncertainties or inflation, can affect rental prices and property values. Many landlords find themselves caught in a situation where the cost of owning and maintaining a flat outweighs the income it generates. This scenario could lead to a flat being effectively "out of business" until the owner finds a new way to make the property viable again.

Regulatory Environment and Its Role

London has strict regulations regarding property standards, tenant rights, and safety. Compliance with laws like the Housing Health and Safety Rating System (HHSRS) or the recent energy efficiency requirements can be costly. Failure to meet these standards can result in a flat being taken off the market temporarily or permanently.

What to Do If Your Flat in London Is Out of Business

If you find yourself in a situation where your flat in London is out of business, it's crucial to take proactive steps to mitigate losses and explore alternatives.

Assess the Financial Situation Thoroughly

Begin by reviewing your mortgage, maintenance costs, and any outstanding bills. Understanding your cash flow helps identify whether the flat can be salvaged as an income-generating asset or if it's time to consider other options.

Explore Renovation and Refurbishment

Sometimes, investing in renovations can revitalize a property. Upgrading kitchens, bathrooms, or improving energy efficiency can attract tenants or buyers and increase rental or sale value. London buyers and renters often prioritize modern, well-maintained flats.

Consider Alternative Uses

If traditional renting or selling isn't working, think outside the box. Could the flat be converted into a short-term rental, like an Airbnb? Or perhaps used as a co-living space? These alternatives can sometimes breathe new life into a stagnant property.

Seek Professional Advice

Property management consultants, real estate agents, and legal advisors can provide valuable insights tailored to your specific situation. They can help navigate complex regulations, market your property effectively, or suggest restructuring your investment.

Tips for Avoiding the “Out of Business” Scenario with London Flats

While some factors are beyond control, there are practical steps flat owners in London can take to minimize the risk of their property becoming inactive or unprofitable.

- **Regular Maintenance:** Keep the property in good condition to avoid costly repairs later.
- **Stay Informed on Market Trends:** Understanding shifts in demand and pricing helps set realistic rental or sale targets.
- **Comply with Regulations:** Stay updated on London's housing laws and ensure the flat meets all safety and energy standards.
- **Diversify Rental Options:** Consider short-term or furnished rentals to appeal to a wider audience.
- **Build Good Relationships with Tenants:** Responsible tenants can reduce vacancy periods and maintenance issues.

The Emotional Side of Having a Flat in London Out of Business

Beyond the financial and logistical aspects, owning a flat that isn't functioning as intended can be emotionally taxing. Whether the flat was intended as a family home, an investment, or a stepping stone in your life, seeing it “out of business” can feel like a personal setback.

Dealing with Stress and Uncertainty

It's natural to feel overwhelmed by the challenges of managing a problematic property. Seeking support from friends, family, or professional counselors can help maintain a balanced perspective.

Turning Challenges into Opportunities

Many property owners have turned their “out of business” flats into success stories by creatively rethinking their approach. Viewing the situation as a chance to innovate rather than a failure can open doors to unexpected possibilities.

Real-Life Stories: When Flats in London Go Out of Business

Hearing from others who have faced similar challenges can be encouraging and informative. For instance, one landlord in East London struggled with a flat plagued by damp and structural issues. After months of vacancy and financial strain, they invested in eco-friendly renovations and marketed the flat as a sustainable living space. The property quickly attracted tenants interested in green living, transforming the flat from “out of business” to a sought-after rental.

In another case, a flat owner in South London decided to convert their property into a boutique short-term rental, capitalizing on the city's tourism boom. Though initially uncertain, the new business model proved profitable within the first year.

These stories highlight that while “my flat in London out of business” can be a daunting phrase, it doesn't have to mean the end. With the right approach, resilience, and creativity, property owners can overcome setbacks and even thrive.

Living or investing in London comes with its share of twists and turns, and the journey of your flat—whether it's thriving or temporarily “out of business”—is part of that dynamic experience. Understanding the nuances and being prepared to adapt can make all the difference in turning your London property challenges into opportunities for growth.

Frequently Asked Questions

What does 'my flat in London out of business' mean?

The phrase 'my flat in London out of business' is unusual since flats are residential properties and don't run businesses. It might imply that a business operating from the flat has closed or that the flat is no longer being used commercially.

Can I run a business from my flat in London?

Whether you can run a business from your flat in London depends on lease agreements, local zoning laws, and planning permissions. Some residential leases prohibit business activities, so it's important to check these before starting a business.

What are the consequences if my London flat business goes out of business?

If your business operating from your London flat goes out of business, you may face financial losses, lease issues if commercial use was permitted, and potentially needing to revert the property to residential use.

How to handle rent if my flat in London was used for a business that is now out of business?

If your lease includes commercial terms, you may still be liable for rent until the lease ends or is renegotiated. It's advisable to communicate with your landlord and seek legal advice to understand your obligations.

Is it common to have businesses operate out of flats in London?

Some small businesses and freelancers operate out of flats in London, especially in mixed-use areas. However, strict rules and lease terms often restrict commercial activities in residential properties.

What steps should I take if my flat-based business in London is out of business?

You should inform your landlord, settle any outstanding rent or bills, update business registrations, notify HMRC, and ensure the property is returned to its original residential condition if required.

Can I rent out my flat in London after my business goes out of business?

Yes, you can rent out your flat after your business closes, but ensure the property complies with residential rental regulations and that your lease or mortgage agreements permit renting out the property.

Are there any tax implications if my flat in London used for business is out of business?

Yes, closing a business can have tax implications, including finalizing VAT, corporation tax, or self-assessment returns. It's important to consult an accountant to handle any outstanding tax matters properly.

How to prevent a business run from a flat in London from going out of business?

Ensure thorough business planning, understand lease and legal restrictions, manage finances carefully, and comply with local regulations. Seeking professional advice can help sustain your business.

Where can I get support if my flat-based business in London is out of business?

You can seek support from local business advisory services, Citizens Advice Bureau, or organizations like the Federation of Small Businesses. Legal and financial advisors can also provide guidance.

Additional Resources

My Flat in London Out of Business: Navigating the Challenges of Property Ownership in a Shifting Market

my flat in london out of business is a phrase that might sound unusual at first glance, but it encapsulates a growing concern among property owners and investors in the capital's dynamic real estate landscape. While flats and apartments themselves do not operate as businesses, the concept refers metaphorically to the challenges faced by landlords, property managers, and homeowners who rely on their London flats as sources of income or assets. With the London housing market undergoing significant changes due to economic pressures, regulatory shifts, and evolving demand, many owners find themselves grappling with what feels like a "business" that is no longer viable. This article explores the factors contributing to this situation, analyzing the broader context of London's property market, and offering insight into how owners can adapt to the changing environment.

Understanding the Context: Why “My Flat in London Out of Business” Resonates

In recent years, London's property market has experienced fluctuations that have impacted the profitability and desirability of owning flats. The phrase “my flat in London out of business” captures a sentiment of frustration or loss, particularly among those who purchased flats as investment properties or for rental income. Several intertwined factors have contributed to this scenario.

Firstly, the post-Brexit economic uncertainty and the COVID-19 pandemic have reshaped demand patterns. Many tenants and buyers have reconsidered urban living, leading to a cooling in certain segments of the market. The once-booming rental demand, especially in central London areas, has softened, resulting in longer vacancy periods and reduced rental yields.

Secondly, regulatory changes such as increased stamp duty surcharges for second homes and additional taxes on buy-to-let properties have increased the cost of ownership. Landlords face more stringent regulations, including requirements for property safety and energy efficiency, which may necessitate costly upgrades.

Thirdly, the rise of remote work and changing lifestyle preferences are shifting demand toward suburban and commuter belt properties, affecting inner-city flats' appeal. This shift has reduced the steady stream of tenants traditionally drawn to London's vibrant city life.

Market Trends and Data Insights

Analyzing recent data from the UK Land Registry and property market analysts provides a clearer picture. According to recent reports, rents in London have decreased by approximately 5-8% year on year in key boroughs such as Westminster, Camden, and Islington. Moreover, average property prices for flats in central London have seen marginal declines or stagnation since 2020, contrasting with the steady growth observed in outer London areas and other UK cities.

This stagnation is particularly pronounced in the luxury flat segment, where high supply meets reduced demand from international buyers, who historically fueled price growth. Conversely, flats in more affordable locations with transport links to the city center continue to attract interest, albeit with more modest growth expectations.

Challenges Faced by Flat Owners in London

Owning a flat in London today involves navigating a complex array of challenges that can make the property feel like a "business" struggling to stay afloat.

Financial Strains and Reduced Rental Income

The decline in rental demand directly impacts landlords' cash flow. Longer void periods mean no rental income while ongoing costs such as mortgage payments, service charges, and maintenance continue unabated. In some cases, owners find themselves unable to cover these expenses, leading to negative cash flow and financial stress.

Increasing Regulatory and Maintenance Costs

Legislation such as the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 requires landlords to achieve minimum energy efficiency standards, often necessitating costly retrofitting. Fire safety regulations have also tightened, especially following the Grenfell Tower tragedy, resulting in additional compliance expenses.

Service charges for flats in managed buildings can be substantial and unpredictable. Rising costs for communal maintenance, repairs, and insurance add to the financial burden, sometimes making ownership untenable without increasing rents—which market conditions may not support.

Market Competition and Tenant Preferences

The competitive rental market means landlords must offer attractive terms and maintain high-quality properties to secure tenants. However, meeting these demands requires investment, often at odds with the need to minimize expenses. Furthermore, tenants increasingly prioritize flexible leases and furnished accommodations, which may not align with all flat owners' strategies.

Strategies for Owners Facing the “Flat Out of Business” Dilemma

While the situation may appear bleak, owners can explore several approaches to mitigate losses and reinvigorate their London flats' viability.

Repositioning the Property

One effective strategy involves repositioning the flat to appeal to emerging tenant demographics. This might include converting the space into a short-term rental, targeting professionals engaged in hybrid work models, or upgrading the property to meet modern energy efficiency and safety standards.

Exploring Alternative Uses

In some cases, owners consider alternative uses such as co-living arrangements or subletting with proper permissions. These models can generate higher income streams by catering to niche markets like students, interns, or transient workers.

Seeking Professional Management

Engaging professional property managers can optimize rental operations, reduce void periods, and ensure regulatory compliance. Experienced managers often have access to broader tenant networks and can advise on competitive pricing strategies.

Financial Restructuring and Sale Considerations

When ongoing costs outweigh benefits, selling the flat might be prudent. However, owners should carefully time sales to market conditions and consider options like leasehold enfranchisement or sharing sale proceeds with freeholders, which can affect net returns.

Comparative Perspectives: London Flats vs. Other Property Types

Comparing flats with other residential assets highlights specific risks and advantages. Flats often come with communal responsibilities and less control over building management, unlike houses where owners have full autonomy. However, flats typically offer lower entry costs and access to prime locations.

In markets outside London, flats may command better yields due to lower prices and steady local demand. Conversely, London's premium and international appeal historically supported higher capital growth but now face headwinds. This divergence underscores the importance of localized market knowledge.

Pros and Cons of Owning a Flat in London Today

- **Pros:** Access to central locations, potential for capital appreciation, established infrastructure, and diverse tenant pool.
- **Cons:** High purchase and running costs, regulatory complexity, market volatility, and evolving tenant preferences.

Looking Ahead: The Future of London Flats as Investment Assets

The phrase “my flat in London out of business” might increasingly resonate unless owners and investors adapt to ongoing market transformations. Technological advancements, such as smart home integration, and policy developments aimed at sustainability may redefine value propositions.

Moreover, London's resilience as a global city suggests long-term opportunities remain, particularly if owners embrace flexibility and innovation. Strategic investment in upgrades, targeted marketing, and diversified income streams could turn current challenges into avenues for renewed profitability.

In conclusion, while the metaphorical “business” of owning a flat in London faces undeniable pressures, understanding the complex factors at play and proactively responding can help owners navigate this evolving market landscape. The key lies in informed decision-making, adaptability, and leveraging professional expertise to sustain and enhance the value of London flats in a post-pandemic, post-Brexit era.

My Flat In London Out Of Business

my flat in london out of business: *My House in Damascus* Diana Darke, 2014-08-15 The ongoing conflict in Syria has made clear just how limited the general knowledge of Syrian society and history is in the West. For those watching the headlines and wondering what led the nation to this point, and what might come next, this book is a perfect place to start developing a deeper understanding. Based on decades of living and working in Syria, *My House in Damascus* offers an inside view of Syria's cultural and complex religious and ethnic communities. Diana Darke, a fluent Arabic speaker who moved to Damascus in 2004 after decades of regular visits, details the ways that the Assad regime, and its relationship to the people, differs from the regimes in Egypt, Tunisia, and Libya—and why it was thus always less likely to collapse quickly, even in the face of widespread unrest and violence. Through the author's firsthand experiences of buying and restoring a house in the old city of Damascus, which she later offered as a sanctuary to friends, Darke presents a clear picture of the realities of life on the ground and what hope there is for Syria's future.

my flat in london out of business: Memories in Translation Denys Johnson-Davies, 2006 Presents the life and works of Denys Johnson-Davies, who was described by the late Edward Said as the leading Arabic-English translator of our time. With more than twenty-five volumes of translated Arabic works to his name, and a career spanning some sixty years, he has brought the Arabic writing to an ever widening English readership.

my flat in london out of business: Smile - You're Dead James McKeon, 2015-10-26 SMILE - YOU'RE DEAD is a raunchy thriller. Ex SAS man, Eric Smith, is a professional assassin. His motto is have gun - will kill if the price is right. He will kill anyone, anywhere. M15 and the UVF have regularly availed of his services. He has carried out successful operations in Africa and all over Europe. Eric is offered one last payday. He smiled. The target is a well-known Irish cardinal. Keywords - Action, Thriller, SAS, Ulster, IRA, Assassin, Hitman

my flat in london out of business: The Eclectic Magazine of Foreign Literature, Science, and Art , 1857

my flat in london out of business: The Ultimate Biography Of The Bee Gees: Tales Of The Brothers Gibb Melinda Bilyeu, Hector Cook, Andrew Môn Hughes, 2011-01-01 The definitive biography, now updated to include the death of Robin Gibb in May 2012. The Bee Gee's journey from Fifties child act to musical institution is one of pop's most turbulent legends. Barry, Maurice and Robin Gibb somehow managed to survive changing musical fashions and bitter personal feuds to create musical partnership that has already lasted four times as long as The Beatles. Described by the authors as their objective tribute, this unflinching biography chronicles everything - the good, the bad... and the bushed-up. Youthful delinquency, disastrous marriages, bitter lawsuits, gay sex scandals, serious drug problems and the death of younger brother Andy have sometimes made the personal lives of the Brothers Gibb look as bleak as the low spots of a career that once reduced them to playing the Batley Variety Club. Yet every time the Bee Gees roller coaster seemed derailed for good, they recorded and went on to even greater triumphs. Today they are revered among pop music's all-time great performers, producers and songwriters. But the true story of their success and the high price they paid for it has never been fully revealed... until now. This new edition of *The Ultimate Biography* incorporates a complete listing of every song written or recorded by the Gibbs.

my flat in london out of business: Bay State Monthly , 1894

my flat in london out of business: Eclectic Magazine, and Monthly Edition of the Living Age John Holmes Agnew, Walter Hilliard Bidwell, Henry T. Steele, 1857

my flat in london out of business: Love, Lies, Laos and Ladyboys Ian Cosgrove,

my flat in london out of business: SOLO 50 Henry Radoff, 2025-03-27 In *Solo 50* Henry Radoff tells the story of his unusual life from birth until retirement. He recalls the early days of living in the suburbs of Houston, Texas, his being an entrepreneur at an early age, school days and his college education. He recounts how he independently practiced law, recalling unusual cases, courts

and Judges. He reveals cases that took him abroad and post judgment proceedings. In retirement he reflects back on how he accomplished protecting children from advertising violence of Jack In The Box's exploding clown, securing safe cabins on Carnival Cruise Lines, assisting in the Apollo One litigation for Betty Grissom, correcting the Oral History Account of Apollo One for Nasa, and protected the copy rights for the paintings of Tamara De Lempicka. After fifty years of practice he was honored by the State of Texas and the American Bar Association.

my flat in london out of business: Mrs Anne Main Great Britain: Parliament: House of Commons: Committee on Standards and Privileges, 2010-02-04 The complaint against Mrs Anne Main, the Member for St Albans, concerned costs associated with her use as a second home of a flat in St Albans: (1) her main home was in Beaconsfield only 20 miles from her constituency boundary so she should not have claimed for a second home in St Albans; (2) her adult daughter breached the rules by living rent-free in the second home; Mrs Main claimed a second home discount on the Council Tax she paid in respect of the St Albans property, although it was her daughter's main home; (4) her claims for food were excessive. The Parliamentary Commissioner for Standards (whose report appears as an appendix) found that: Mrs Main was entitled to claim for a second home; that her daughter had not benefited though Mrs Main did derive emotional benefit as a parent from being able to see her daughter; Mrs Main breached the rules by claiming for the cost of meals taken while she was away from both her main home and her constituency home. The Committee recommends she repay £2,100 in respect of sums wrongly claimed for food in the period 2005 to 2008, and an additional £5,000, which is one seventh of the sums claimed by her against Additional Costs Allowance (minus food costs) in respect of the period when her adult daughter supported her by staying in her second home, reduced by £1,500 to reflect the evidence that Mrs Main acted in accordance with advice she received from the Fees Office.

my flat in london out of business: Bordeaux Paul Torday, 2009-01-12 A novel about a wine enthusiast's descent into addiction, and "the cheerful face that money can put on an unhappy life" (Publishers Weekly). After dedicating countless hours to building his software company—an effort that yields him a fortune—Wilberforce walks into a London restaurant, alone, and orders an extraordinarily expensive 1982 Château Pétrus. It is quite an experience—so he asks for another bottle. From the acclaimed author of Salmon Fishing in the Yemen, this novel traces the journey that leads Wilberforce from the top of the world to hitting rock bottom as he revels in his newfound wealth and more: his taste for the finer things, a love affair, and a variety of friendships, including one with an eccentric and enigmatic wine merchant named Francis Black. At some point along the way, Wilberforce, once an ordinary middle-class child and then a driven, lonely workaholic, convinces himself that he's finally found the good life. But as his story unspools, he learns that Black's cellar holds some unpalatable secrets, and that passion comes at a price. "A heart-wrenching tale . . . A mesmerising page-turner." —The Mail on Sunday "Although Wilberforce's tale carries universal moral significance, wine lovers in particular will find Torday's descriptive and narrative powers compelling." —Booklist

my flat in london out of business: The Fanatics Simon Tomlin, Set against a socio-economic landscape on the verge of collapse across the Eurozone, neo-Nationalism is on the rise again. Simon Tomlin charts the rise of European neo-nationalism from its violent reawakening in England in the 1970s in a nation struggling to find its identity after the loss of Empire to the modern imitations across the European Union and explains their success. This is a gripping account of the mechanics of modern political power and the forces of the Old Order that are being confronted and defeated by nationalists. From the back-streets of Derbyshire with murdered neo-Nazi leader Ian Stuart to the collapse of the British National Party and the rise of Marine Le Pen in France; The Fanatics will leave you spellbound and shocked. Are the 1930s coming round again in Europe? The civil war in Ukraine and the involvement of thousands of neo-Nazi volunteers should be the only warning people need of what is coming in Europe...

my flat in london out of business: Vultures in the Wind Peter Rimmer, RIMMER'S MOST CONTROVERSIAL BOOK YET! Luke was close to death. He had been beaten mercilessly and was

unrecognisable. They wanted the names of his ANC accomplices. Matt and Luke are born on the same day, spending an idyllic childhood in the heart of the Transkei, blissfully unaware of the differences between them. When they are forced to leave their home, both young boys struggle to find their place in a society where racial segregation is part of everyday life. Slowly they begin to build their lives but everything changes when Luke is taken in the night from Matt's flat to a place unknown and is brutally beaten for information. After spending time in a hospital, they sadly part with Luke embarking on the revolutionary fight for freedom and Matt building a business empire. It's the 1960s, South Africa, and it would be another twenty-nine years before they would meet again. Can either of them find peace, or was their all-too-brief childhood their only comfort in a world driven by political and societal extremes? Told from a personal perspective, Peter Rimmer's *Vultures in the Wind* will open your eyes to the fate of South Africa and of the machinations of the great powers of the East and West. This story isn't for the faint-hearted. It's a must-read. Get your copy today! Praise for *Vultures in the Wind*: A book worth reading! Deeply moving and entertaining read. Authentic and beautiful. Love, love, loved it.

my flat in london out of business: *New England Magazine* , 1894

my flat in london out of business: The State of Grace: P.G. McGrath, 2014-07-03 Grace Purdy, mother of two and part-time business professor, is facing a crisis in both her marital and professional life. As an expatriate American living in London, she is doing her best to survive a divorce--both physically and financially--all while navigating the English legal system. Grace spends her days working on her legal case while running between business lectures and collecting her sons from the school bus. Her soon to be ex-husband won't take any money out of his business, leaving Grace to pay the bills. Additionally, she has given up having child care so she can pay for a lawyer in her battle to keep the marital home. During Grace's journey she confronts the predicament of so many other mothers who have learned that no matter how much they give or lean in now it can be unbelievably challenging not to feel exhausted and broken.

my flat in london out of business: The Girl on the Bus Nick Holland, 2007-09-25 Do not miss the chance to read this book that some people have called 'THE THRILLER OF THE YEAR!' It is the story of an ordinary man thrown against his will into an extraordinary situation. John Halle is a man who can see and hear the truth that remains hidden to others. Halle finds himself the pawn in a murderous game being played from both sides of the grave until he finds his own life in the deadliest danger. 'The Girl On The Bus' is the debut novel of Nick Holland, the Yorkshire writer who has previously written plays and award winning poetry and caused a sensation when it was serialised on Myspace. As the reviews roll in the praise keeps coming: Fantastic read, I read this book and eagerly flipped page after page. Unputdownable! (E Chadwick, Amazon.co.uk) Wow! Amazing writing (Anne 'Mousewords' Taylor, Californian artist on Myspace) The best book I've read in years! ('Bookfan' in The Daily Star) Buy it now and you will love it too!

my flat in london out of business: Mr David Curry Great Britain: Parliament: House of Commons: Committee on Standards and Privileges, 2010-03-25 Mr David Curry : Twelfth report of session 2009-10, report and appendices, together with formal Minutes

my flat in london out of business: Get Lucky Paul Eagles, 2016-07-13 Get Lucky: A Rogue's Tale is the true story of a rogue, sometimes lovable but often otherwise. Paul's mum blamed his reverse Road to Damascus on a meeting between a bubble car and an oak tree. The blue-eyed boy became a rebellious teen, up for mischief and mayhem in the long hot Spanish summers of his misspent youth. It was women, booze and brawls, until one day he hit the big time and nicked a Rubens painting from a Dutch museum. This catapulted him into the louche demi-monde of Sixties Geneva: crooked billionaires, arms dealers, the world of the legendary art forger Elmyr de Hory and his partner in crime, Fernand Legros, a milieu portrayed in Orson Welles' *F For Fake*. Paul was captured by the French police, but escaped, only to be taken again. This time he was thrown into the notorious Marseilles gaol, Baumettes. He was then imprisoned in Holland, escaping just before the Sixties' end. In 1999, the rogue met his perfect match. He was gaoled for alleged witness intimidation, then freed when the cop pursuing him became the witness' lover. But while he was

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