# Estate agent ordered to leave £19m former Dickens mansion after £10m debt battle



A dramatic legal battle has unfolded around a £19 million Grade-I listed mansion in Regents Park, formerly home to the illustrious Charles Dickens. Deborah Fiorentino, a 63-year-old high-end estate agent, has been ordered to vacate the property after losing a court fight with her bank. The ruling follows her failure to repay a substantial loan secured against the mansion and other properties, leaving her with debts exceeding £10 million.

Fiorentino, who previously enjoyed a successful career in the luxury property market, secured a £17.85 million loan in March 2019, with the expectation of maintaining her financial stability. Unfortunately, her circumstances took a sharp downturn when she ceased mortgage payments in December 2022. In court, Judge Nicholas Parfitt noted that Fiorentino had made it evident that the mansion was her "only asset" and that she had no intention of meeting her financial obligations moving forward.

The mansion, designed by renowned architect John Nash, was recently renovated to feature luxury amenities like a gym and sauna. It sits in an exclusive part of London, overlooking Regent's Park's boating lake. Fiorentino’s colourful history includes previous marriages to both Italian aristocrat Giovanni Fiorentino and celebrity divorce lawyer Raymond 'Jaws' Tooth, adding layers of complexity to her life and financial dealings.

Despite having ample time to address her debts, including negotiations with potential buyers such as an unnamed Premier League footballer, Fiorentino has been unable to secure a sale. At one point, she claimed the property was close to being sold, but these assertions have not resulted in any legally binding contracts. The bank's barrister, Michael Walsh KC, remarked that the "irresistible conclusion" was that she had become persistently unable to meet her debt obligations.

Fiorentino argued that her financial troubles were exacerbated by the bank's allegedly aggressive stance against her, suggesting that their actions had hindered her ability to refinance her loans, costing her potentially millions. Her barrister, Thomas Rothwell, contended that this unfair treatment, along with various issues surrounding the property's marketing, should be grounds to reconsider the bank's claims. However, Judge Parfitt determined that Fiorentino’s grievances could not be adjudicated immediately, prioritising the bank's secured rights over her claims of mistreatment.

The judge expressed scepticism over Fiorentino's previous sale attempts, describing them as a "repeated cycle of accepted informal offers" that ultimately fell through. He pointed out that her efforts to sell the property had not yielded any substantial results, labelling her marketing approach as flawed. With the court ruling that she must vacate her historic home by 4 PM on August 21, Fiorentino has been given one final opportunity to sell the property before it is officially repossessed by the bank.

Her impending legal battles are not over, as she will still contest her claims against the bank regarding the financial losses she alleges to have sustained. This case serves as a poignant reminder of the financial pressures that can engulf even those with high net worth, particularly in the volatile landscape of real estate. As affluent individuals encounter unforeseen economic challenges, the stakes remain high, not only for their assets but also for their reputations and livelihoods.

### Reference Map

1. All paragraphs.

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/news/article-14742163/Multimillionaire-divorcee-mansion-Dickens-court-fight-bank.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.dailymail.co.uk/news/article-14742163/Multimillionaire-divorcee-mansion-Dickens-court-fight-bank.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Deborah Fiorentino, a 63-year-old high-end estate agent, was ordered to vacate her £19 million Grade-I listed mansion in Regents Park after failing to repay a £17.85 million loan. The loan, secured against the property and other assets, led to over £10 million in debt. Despite attempts to sell the property, including negotiations with a Premier League footballer, no sale was finalized. The mansion, once home to Charles Dickens, is now at risk of repossession. ([open.endole.co.uk](https://open.endole.co.uk/insight/people/4399038-ms-deborah-fiorentino?utm_source=openai))
3. <https://www.endole.co.uk/insight/people/4399038-ms-deborah-fiorentino> - Deborah Fiorentino, born in September 1961, is a British property consultant and company director. She has been appointed in 14 companies, including Ultimate Luxury Living Limited, where she currently serves as a director. Her professional background includes roles as a company director and property consultant. ([open.endole.co.uk](https://open.endole.co.uk/insight/people/4399038-ms-deborah-fiorentino?utm_source=openai))
4. <https://www.casestext.com/case/the-bank-of-ny-mellon-v-fiorentino> - In this 2022 Illinois appellate case, The Bank of New York Mellon filed a foreclosure suit against Fiorentino after she defaulted on her mortgage. The court examined the application of mortgage payments and the bank's actions leading up to the foreclosure. The case highlights the complexities of mortgage default and foreclosure proceedings. ([casetext.com](https://casetext.com/case/the-bank-of-ny-mellon-v-fiorentino?utm_source=openai))
5. <https://www.casestext.com/case/fiorentino-v-osborn> - This California appellate case involves Deborah Fiorentino seeking the establishment of a constructive trust over property acquired by Osborn. The court ruled that Fiorentino failed to plead facts entitling her to such a trust, emphasizing the necessity of demonstrating a right to the property and wrongful acquisition by the defendant. ([casetext.com](https://casetext.com/case/fiorentino-v-osborn?utm_source=openai))
6. <https://www.encyclopedia.com/education/news-wires-white-papers-and-books/farentino-debrah-1961-deborah-farentino-deborah-mullowney-debra-mullowney-debrah-mullowney> - Debrah Farentino, born Deborah Mullowney on September 30, 1961, in Lucas Valley, California, is an American actress and producer. She is known for her roles in television series such as 'Capitol' and 'Hooperman.' Farentino has been married four times, including to actor James Farentino and director Gregory Hoblit. ([encyclopedia.com](https://www.encyclopedia.com/education/news-wires-white-papers-and-books/farentino-debrah-1961-deborah-farentino-deborah-mullowney-debra-mullowney-debrah-mullowney?utm_source=openai))
7. <https://www.tcm.com/tcmdb/person/59673%7C0/Debrah-Farentino> - Debrah Farentino, born Deborah Mullowney on September 30, 1959, in Lucas Valley, California, is an American actress and producer. She gained recognition for her role as Sloane Denning on the daytime drama 'Capitol.' Farentino has appeared in various television series and films, including 'Bugsy' and 'Malice.' ([tcm.com](https://www.tcm.com/tcmdb/person/59673%7C0/Debrah-Farentino?utm_source=openai))