



PERSPECTIVES™



LONDON | MONACO

ISSUE 19 | SEPTEMBER 2019



FIND YOUR PERFECT OFFICE SPACE

It's that time of year when we return to our inboxes, to-do lists and meeting agendas after the summer break. To make the transition from deckchair to desk more comfortable this year, why not reassess your office space needs? A good office space ensures your business can function smoothly, professionally and productively.

Pastor Real Estate has a variety of office spaces available to let in a prime pocket of Mayfair, within proximity of popular bars, award-winning restaurants and Green Park Underground Station (Jubilee, Piccadilly and Victoria lines).

TO LET CLARGES STREET

RENT ON APPLICATION

A brand new office development in the heart of Mayfair, located adjacent to the new Clarges Mayfair development. The building will benefit from CAT 6 cabling, fibre internet capability, a new passenger lift and air conditioning whilst still maintaining many beautiful period features within this Grade II listed building. The offices are well located being a stone's throw from Green Park underground station and Park.

CAT 6 cabling | 100 Mb Fibre internet capability | New Passenger Lift | Underfloor heating | Dark oak flooring throughout | Energy efficient LED lighting | Bike storage and shower facilities | Terrace



TO LET CURZON STREET

£120,000 PER ANNUM

Office space to let, set over 3 floors in the heart of Mayfair. This self contained property, with its own entrance is situated on the southern side of Curzon Street, the thoroughfare running from Berkeley Square to Park Lane.

CAT 5 Cabling | Air Conditioning | LED lighting | Perimeter trunking | Secure entrance | Entry phone system | 24 hour access | Kitchenette | Shower facilities | Private roof terrace



TO LET HALF MOON STREET

£64,000 PER ANNUM

This high-quality office space is situated on the eastern side of Half Moon Street in Mayfair, running between Curzon Street to the North and Piccadilly to the south.

CAT 5 phone, data sockets and comms | Comfort heating / cooling | Passenger lift with direct access to each floor | Excellent natural light from both sides | Secure entrance with video entry phone | 24-hour access | Kitchenette



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MARKET UPDATE

An update on Prime Central London's property market.

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HAUNTED LONDON

Explore some of London's most spine-chilling locations and the gruesome tales that lurk beneath. Not for the faint-hearted!

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PERSPECTIVES

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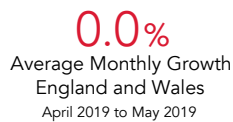
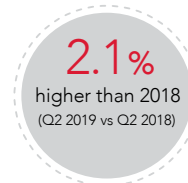
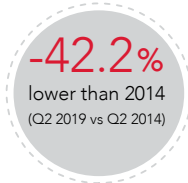
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LONDON MARKET UPDATES: SALES



PRIME CENTRAL LONDON TRANSACTION VOLUMES



Source: UK House Price Index (Land Registry, Office National Statistics, Valuation Office Agency, Registry of Scotland).

MAYFAIR MARKET - W1J AND W1K

Sales in the last 2 quarters (Q1 2019 and Q2 2019)

		Lowest Price	Highest Price	Average Price	Number of Sales	Average £psf
Mayfair	Houses	£4,300,000	£27,500,000	£14,700,000	6	£2,127
	Flats	£450,000	£32,000,000	£4,750,000	38	£2,031

Source: Dataloft, LonRes, Land Registry (to date), based on sales recorded by LonRes, NB please note small sample size

DEVELOPMENT MARKET

Mayfair

There are currently 431 private residential units with planning permission across Mayfair over 20 separate schemes. This includes all private residential units with planning permission or under construction.

There are just 7 units at 17-21 and 22 South Audley Street at application stage. The application was submitted in December 2018.

There are 13 schemes which have been granted permission, set to bring an additional 275 units to the area. Since the end of March 2019 42 units at Nightingale House, on Curzon Street, have received permission.

Nine schemes are set to deliver 25+ units. The largest scheme with permission remains Berkeley Square (52), followed by the Canadian Embassy (48) and Nightingale House (42).

There are seven schemes currently under construction across Mayfair, accounting for 36% of units in the current pipeline.

Three schemes are due to complete during 2019 including the former US Navy HQ on Grosvenor Square (completion was expected June 2019 but pushed back to the final quarter) along with the former Canadian Embassy and Mayfair Park Residences both due to complete at the end of the year.

Source: Egl / Dataloft (schemes with 5+ private residential units)



PRIME CENTRAL LONDON AT A GLANCE, SW1, SW3, SW7, SW10, W1 Q2 2019 vs Q2 2018



-0.8%
decrease in average
price/square foot
OF ALL PROPERTY
down to £1,557
Q2 2019 vs Q2 2018



-1.6%
decrease in average
price/square foot
APARTMENT
down to £1,506
Q2 2019 vs Q2 2018



3.1%
increase in average
price/square foot
HOUSE
up to £1,761
Q2 2019 vs Q2 2018

Source: LonRes / Dataloft

CHELSEA MARKET - SW3 Sales in the last 2 quarters (Q1 2019 and Q2 2019)

		Lowest Price	Highest Price	Average Price	Number of Sales	Average £psf
Chelsea	Houses	£1,000,000	£12,500,000	£4,700,000	39	£1,843
	Flats	£148,000	£15,800,000	£2,100,000	73	£1,540

Source: LonRes/Dataloft

DEVELOPMENT MARKET

Chelsea

There are currently 334 private residential units with planning permission across Chelsea in 12 schemes. This includes all private residential units with planning permission or under construction.

No new applications have been submitted during Q2 2019, a decision is yet to be made regarding the application for a 32-unit scheme at the former Chelsea Police Station submitted in June 2018.

Half of all units in the pipeline are currently at permission stage. An application for an 8-unit scheme at Brompton Place submitted in February was granted permission in April.

There are currently 153 new units under construction in Chelsea, across five different schemes. Four of the schemes, equating to 111 units are anticipated to complete by the end of 2020.

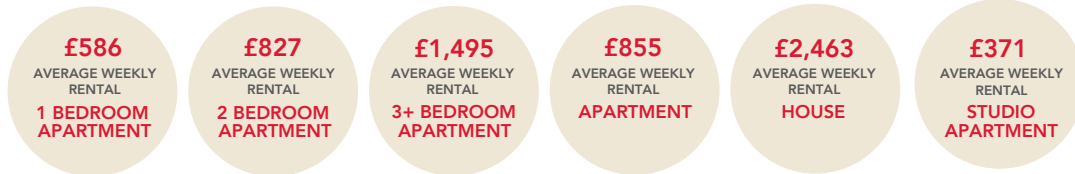
The largest schemes currently within the planning pipeline across Chelsea remain the Clearings I and II (78 units), granted permission in 2016, and Chelsea Farmers Market (59 units), due for completion in 2020.

Source: Egl / Dataloft (schemes with 5+ private residential units)

LONDON MARKET UPDATES: LETTINGS



PRIME CENTRAL LONDON AT A GLANCE, SW1, SW3, SW7, SW10, W1 (Q2 2019 vs Q2 2018)



3.5%
increase in average weekly rental price
OF ALL PROPERTY
up to £999
Q2 2019 vs Q2 2018



0.1%
increase in average weekly rental price
APARTMENT
up to £855
Q2 2019 vs Q2 2018



10.5%
increase in average weekly rental price
HOUSE
up to £2,463
Q2 2019 vs Q2 2018

Source: LonRes / DataLoft



Example: Two bedroom, 2 1/2 bath flat on Kensington Gardens, Let for £1,854 per week in June 2019

UK Rental Market (Annual Growth)

	June 2019	May 2019	May 2018
Great Britain	1.3%	1.3%	1.0%
GB (exc London)	1.5%	1.5%	1.6%
Flats	0.9%	0.9%	-0.2%

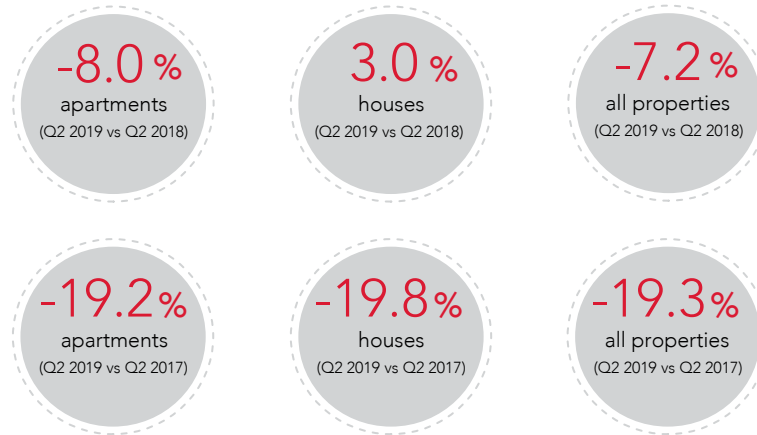
Source: Office for National Statistics Index of Private Housing Rental Prices (IPHRP), April 2019

- At 1.3% in the 12 months to June annual growth in rental values across Great Britain is at its highest level since November 2017. Excluding London annual growth in rents was 1.5%, unchanged since the start of 2019.
- Rental values across London rose by 0.9% in the year to June, the highest rate of annual growth since September 2017 and the seventh consecutive month of marginal positive price growth.
- The mean monthly rent across Kensington & Chelsea is £3,208 compared to £1,727 across London. The mean monthly rent for the top 25% of property let across Kensington and Chelsea is £3,489, compared to £1,900 across London¹

Source: ¹ Valuation Office Agency (June 2019, summary of monthly rents recorded in the year to 31st March 2019) (N.B. this data is updated biannually June and December)



PRIME CENTRAL LONDON RENTAL TRANSACTION VOLUMES



Source: LonRes / Dataloft



Example: Two bedroom, two bath duplex flat on Hill Street, Mayfair. Let for £1,350 per week in June 2019

MAYFAIR MARKET - W1J AND W1K

Rentals in the last 2 quarters (Q1 2019 and Q2 2019)

	Min weekly rent	Max weekly rent	Average weekly rent	No. of lets
Houses	£900	£12,000	£4,698	8
Flats	£400	£6,750	£1,468	198

Source: LonRes / Dataloft (House sample is very low)

CHELSEA MARKET - SW3

Rentals in the last 2 quarters (Q1 2019 and Q2 2019)

	Min weekly rent	Max weekly rent	Average weekly rent	No. of lets
Houses	£530	£9,750	£2,233	60
Flats	£230	£8,000	£732	419

Source: LonRes / Dataloft



HAUNTED LONDON

It is hard to ignore the fact that London has a bleak and sinister side to it: The city is rich with gruesome history and ghost stories, particularly from the Victorian era when society was obsessed with spiritualism and punishment.

Without going too far from the Pastor Real Estate Mayfair office, we have what was one of the most haunted houses in London at **50 Berkeley Square**. Legend has it that a young woman, Adeline, threw herself out of the window from the attic, in an attempt to escape her abusive uncle. Since then she has been heard moving furniture and rapping at the rooms on the higher floors. There are reports of several deaths since the ghost of Adeline was first sighted, with one's official cause of death being 'from fright'. The premises have been occupied by Maggs Bros Ltd since 1937 and there have been no reports of ghost sightings since then. That said, allegedly the police installed a sign prohibiting staff from using the upper floors, even for storage.

If one is into the macabre, then look no further than one of the **"Magnificent Seven" Cemeteries**. During the cholera outbreak, these private cemeteries were established to alleviate overcrowding in parish churchyards. One of these is **Highgate Cemetery** which opened its doors in 1839; it has some of the finest funerary architecture in the country with the **Egyptian Avenue** and Circle of Lebanon being Grade I listed buildings. You will find opulent family mausoleums, dark, cold and damp catacombs, tombs, vaults and paths that delve into burial mounds. Former Russian spy Alexander Litvinenko who was poisoned with plutonium is buried in a lead coffin 10 feet underground at Highgate Cemetery.

London is also teeming with haunted pubs. One such bar is the **Viaduct Tavern**, in St Paul's which opened in 1869 and gained its reputation as a Gin Palace, complete with an opium den on the first floor. Built upon the overspill of Newgate Prison, the lower floor still hosts the original cells of condemned inmates.



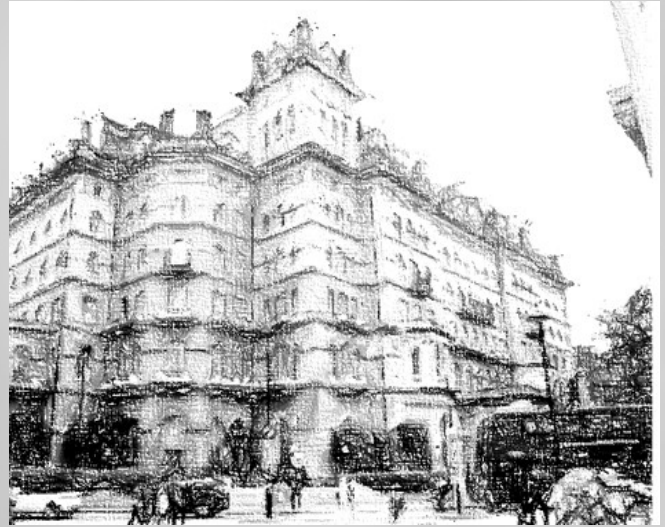
Egyptian Avenue



Highgate Cemetery

Or, maybe you would prefer to visit **The Ten Bells** in Spitalfields, which is linked to Annie Chapman and Mary Jane Kelly. They were two of Jack The Ripper's victims, who may have drunk at the vibrant and lively pub shortly before they were brutally murdered. However, before Jack turned up, the pub already had a longstanding sinister reputation. There were numerous spectral sightings of previous landlord and axe murder victim, George Roberts, reported by staff.

Let's steer away from the gore to the spooky and step into the luxurious **Langham Hotel**, the most haunted hotel in London. A German prince, who is said to have thrown himself out of a fourth-floor window, is the building's most sighted ghost. This cheeky apparition is not confined to a particular room but takes his morning walks throughout the whole hotel, even going through closed doors! Guests have reported temperature drops when catching his shadow from the corner of their eye, only to find no one there. It's enough to raise the hairs on the back of your neck, right? If not, in room 333 a Victorian doctor killed his wife and then himself whilst on honeymoon. Reports of the doctor's ghost range from appearing at the end of the bed and staring at the sleeping guest with vacant eyes to outright tipping them out of bed. One such guest fled the hotel in the middle of the night after claiming that someone had forcibly shaken his bed. If you don't believe in ghosts and need hard proof, book a stay in room 333 at the Langham Hotel. I know this is where I'm staying when I'm in London next.



Langham Hotel



TRICK OR TREAT!

The origins of Halloween lie in the festival of Samhain, celebrated in ancient Celtic religion. The celebration marked the end of the summer and the arrival of the dark of winter, a time, it was thought, when the boundary between the living world and that of ghosts and other spirits was at its weakest. Other souls, creatures and strange powers could therefore enter Earth and mix with the living. In the Christian calendar this event gradually became known as All Hallows' Eve - the day before All Saints' Day on 1st November.

Trick or Treating, is believed to have originated from Medieval Christian tradition, when the poor would knock at the doors of the wealthy and offer to pray for members of their family who had recently passed away. More prayers meant the more chance of the departed soul being saved. The wealthy would then offer food to the poor in gratitude for the prayers. This practice became known as "souling".

The arrival of Irish immigrants into the United States during the 19th century raised the popularity of Halloween and its secular celebrations. The celebration soon lost its religious basis and in the early 1900s, with activities like pumpkin carving, fancy dress and Halloween parties becoming part of the tradition, the term "trick-or-treat" emerged. As family neighbourhoods developed it became common practice for children to join in the festivities and "trick-or-treat" at their neighbours' front doors.

Come on down to the Pastor Real Estate Chelsea Green Agency during the week of Halloween to see our fabulous, spooky decorations. There will be plenty of treats for the Trick-or-Treaters!

Pastor Real Estate, 8 Elystan Street, CHELSEA, SW3 3NS





The Perfect Pied-à-Terre

a smart solution

Eaton Square, Belgravia

Eaton Square, Belgravia: **£1,195,000**

An elegant garden maisonette located on the southern side of one of London's finest and most sought after garden squares. Spread over the ground and lower ground floors, this beautifully presented apartment extends to 1,134 ft² (105 m²). The accommodation comprises: large master bedroom suite with built in wardrobes, separate fully-fitted kitchen, second shower room, separate dining room / guest room and private garden. The property further benefits from a resident caretaker / porter as well as access to Eaton Square Gardens and tennis court.

Tenure: Leasehold 13 years remaining.



Private Garden

For further information please visit www.pastor-realestate.com or call the sales office to speak with a member of the team.

A **pied-à-terre** is often used to refer to a small apartment or bolt hole, primarily located some distance away from the owner's primary residence. Whether a studio or one bedroom apartment, the term usually implies usage as a temporary second residence, not necessarily a holiday home, but a property that is used for a certain part of the week or month. For some, occupation could be for just a few days a year.

Typical attributes include a convenient location as well as close proximity to transport links, restaurants and shops. Some of the most sought after will have a porter or concierge, others will be within a few moments of an underground station for easy access around town. Such properties tend to be by far the most liquid of assets in London and remain highly sought after.



Cheyne Place, Chelsea: £835,000

This beautifully presented 1 double bedroom apartment, located on the 3rd Floor (with lift) would make an excellent pied-a-terre or rental investment. The accommodation comprises: south-west facing reception room, double bedroom with built in storage space, fully-fitted kitchen and modern bathroom. The building further benefits from a porter and newly installed lift. Tenure: Leasehold 140 years remaining.



Thurloe Place, Knightsbridge: £1,250,000

This immaculately presented first floor apartment comprises 1 double bedroom with custom made fitted wardrobes, bathroom, reception room with dining area, and semi open-plan fully fitted kitchen with ample storage. The property benefits from high ceilings with original cornicing, wooden floors and two balconies as well as a home theatre system with projector with concealed ceiling speakers. Tenure: Leasehold plus Share of Freehold.

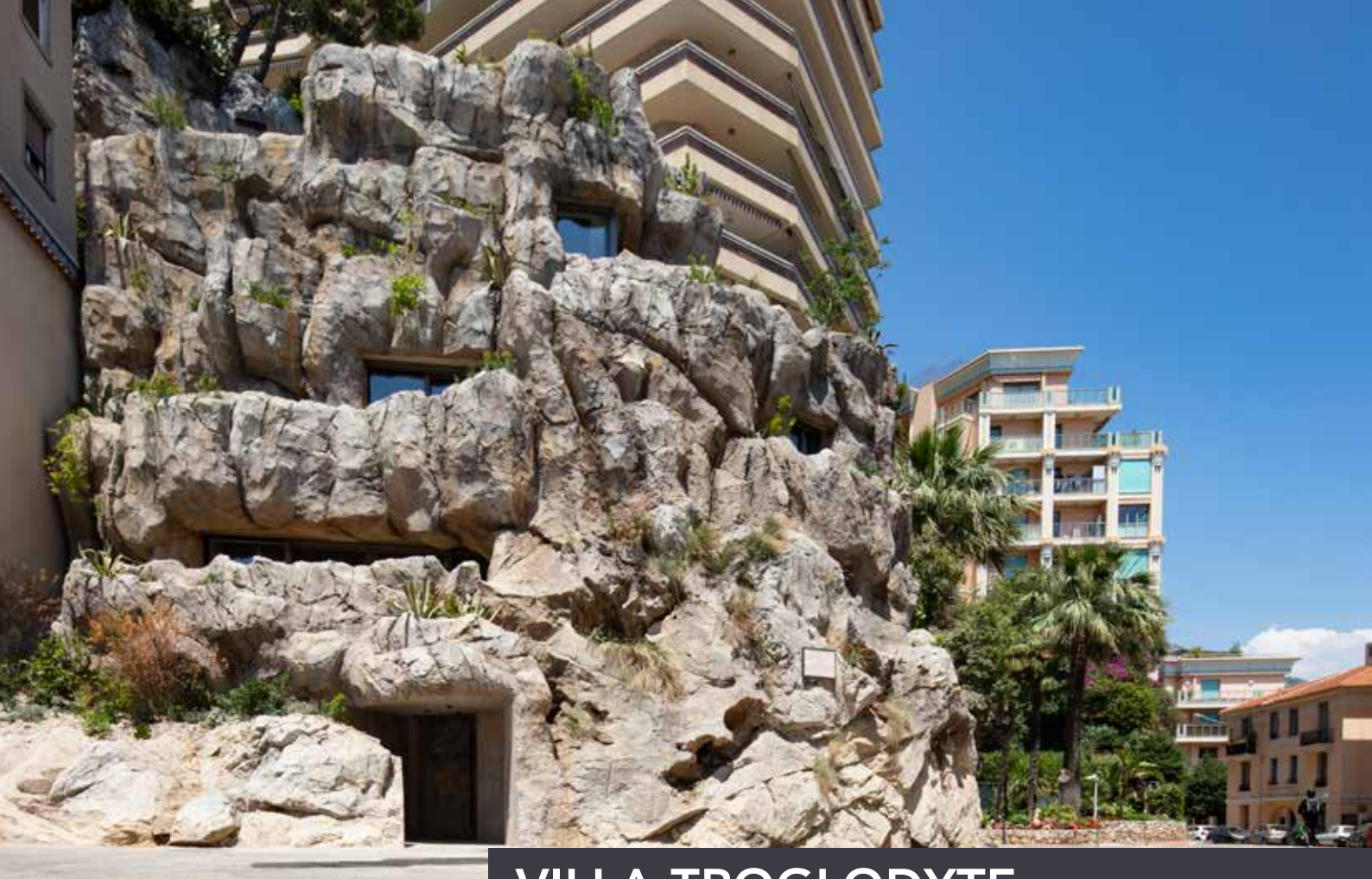


Queens Gate Gardens, South Kensington: £1,100,000

A well-proportioned one bedroom apartment located on a prestigious square on the south side of Queen's Gate Gardens. Situated on the lower ground floor of an attractive Grade II listed building, the accommodation comprises: generously sized reception room with space to dine, fully equipped kitchen, luxurious bedroom with built-in wardrobes, large bathroom with separate bath and shower, plentiful storage throughout.

Tenure: Leasehold plus Share of Freehold.

For further information please visit www.pastor-realestate.com or call the sales office to speak with a member of the team.



VILLA TROGLODYTE

VILLA TROGLODYTE is one of the latest projects completed by S.A.M. Entreprises J. B. Pastor & Fils. It is a truly unusual and ambitious property that seeks to reflect the concepts of space and energy and question the relationship between humans and nature.

The project also stems from a strong desire to limit greenhouse gas emissions and develop renewable energy, as part of the "Energy Transition Mission", driven by His Serene Highness Prince Albert II of Monaco.

The Villa, located on Monaco's Avenue Hector Otto, has been carefully designed and carved out from an existing rock face, with extreme care taken to ensure the natural environment and surrounding ecosystem is not disturbed.

In addition to the crucial task of respecting the landscape and ecology of the site, a number of additional challenges were set by the property developer and the architect, Jean-Pierre LOTT, including the implementation of innovative environmental solutions, reducing energy consumption and creating optimum living conditions.

The first challenge in the construction of Villa Troglodyte was to integrate the house into the existing landscape, optimising the light and space by hollowing out the rock. This method has allowed for the appearance of the natural rock shape to be conserved.

The house is set over 5 floors. It is accessed via a crevice in the rock, opening onto a large reception room. The entrance hall overlooks the swimming pool which extends across the entire lower ground floor, resembling an underground lake within a cave, as it follows the curved and random shapes of the rock.

The upper floors are accessed by a staircase installed beneath a sun tunnel in a large opening of the house and bordered by a glass elevator.

The first floor of the Villa comprises kitchen and living room, which open out onto a large terrace bordered by the reconstituted rock, offering framed views of the sea.

The second floor comprises two bedrooms, including the master bedroom, benefitting from a walk-in wardrobe, a large mosaic-tiled bathroom and a terrace.





The third bedroom occupies the top floor of the house, with an en-suite bathroom and walk-in wardrobe.

However, the Villa Troglodyte is not only an architectural masterpiece, it is an environmental laboratory, that prides itself on its numerous efficient and innovative environmental solutions. These eco-friendly approaches do not only help preserve the environment, but also provide for a healthy living space for the house's occupants.

Geothermal energy probes supply the majority of the house's electricity, whilst up to 40% of the house's daily water is supplied via a unit which recycles and reuses the property's grey water.

The efficient management of natural light via openings in the rock and a light well running the height of the house enable significant energy savings and exceptional levels of daylight.

'Active slab' heating and cooling units use concrete blocks as heating or cooling storage systems, diffusing a 'gentle heat' to create an indoor environment that is both healthy and comfortable.

A two-way ventilation system refreshes the air and tailors it to the required conditions, while also guaranteeing an excellent quality of indoor air and acoustic comfort.

The Villa's carefully selected materials meet the strictest environmental standards. They must be natural, recycled, harmless and, where possible, sourced from regional suppliers. For example:

- The structure is made of Low Carbon concrete and the insulation lining uses cork sourced from the Var region, which also has soundproofing qualities.
- Wall coverings use natural lime paints and products that do not emit formaldehyde or Volatile Organic Compounds (VOCs), to further maintain air quality.
- Doors and stairs are made of solid wood from sustainably and responsibly managed forests and reclaimed wood from oyster pilings is used for the parquet flooring.

The reconstituted rock face has been tailored to reinforce the natural character of the rockfill and emphasise the rock's indentations and crevices, encouraging the growth of local flora and fauna.

Before the structural work began, all sensitive plant species were carefully removed from the site and conserved, before being returned at the end of the construction phase. Other plants used include tree species typical of Mediterranean cliffs and rocky environments and some exotic plants in tribute to the botanical richness of Monegasque gardens.

Atypical, the Villa Troglodyte is an exceptional residential house located in a quiet district, perfect for family life. Close to shops and Les Révoires primary school, it is also next to the century-old olive trees of the Princess Antoinette Park, the shaded gardens and contemporary works of art of the New National Museum of Monaco and the lush alleys of the Jardin Exotique and its spectacular greenhouses.

**For more information, contact
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FOR SALE EATON GATE, BELGRAVIA SW1

£13,800,000

Six Bedroom Suites | Lift | Air Conditioning | Staff Accommodation | Terrace

Positioned within a terrace of five elegant townhouses located between Sloane Square and Eaton Square, this delightful Grade II listed residence has recently undergone an extensive refurbishment to exacting standards. The house sits on the south side of Eaton Gate with Portland stone façade from the basement to the second floor, including a wide first floor bay window and southerly views at the rear, over the gardens of the houses of Eaton Terrace and South Eaton Place.



FOR SALE DOVER STREET, MAYFAIR W1S

£2,800,000

2 Bedroom Apartment | Porter | Lift | Prime Mayfair Location | Long Leasehold

This two double bedroom, top floor apartment is located on fashionable Dover Street in the heart of Mayfair and benefits from a lift and porter. The property has been fully modernised and comprises a large, open plan dining and reception room with bright south west aspect, master suite with dressing room, second double bedroom en-suite, well-appointed kitchen and a guest cloakroom with shower. The property was refurbished to exacting standards with integrated cloud operating system, underfloor heating and marble bathrooms. Positioned conveniently amongst the fashionable boutiques, restaurants, galleries and private members clubs of Mayfair, the property would make the ideal Mayfair home or pied-à-terre. Long Leasehold



FOR SALE REEVES MEWS, MAYFAIR W1K

£1,490,000

2 Bedroom Apartment | Lift | Quiet Location | Long Leasehold

This well-proportioned second floor, two bedroom flat with lift is located on a quiet mews in the heart of Mayfair. The flat sits moments away from Mayfair's famous Mount Street which is home to some of London's most fashionable restaurants and boutiques. Spanning 710 ft² (66 m²), the accommodation comprises a large master bedroom, spacious south facing reception room, bathroom, second bedroom/study and a separate fully-fitted kitchen. The property would make the perfect London home or pied-à-terre. Long Leasehold.



FOR SALE GLOUCESTER ROAD, SOUTH KENSINGTON SW7

P.O.A

6 Bedroom House | Former home of J.M. Barrie | Front & Rear Garden | High Ceilings | Original Period Features | Freehold

This magnificent 6 bedroom freehold house is draped in history. Novelist J.M. Barrie lived in the house in 1890 and used the top floor balcony as inspiration for writing Peter Pan. Benefitting from both a front and rear garden the house retains the majority of its period features, including ornate corning and original solid wood flooring throughout. Measuring 3,425 ft² (318 m²), the property comprises of a large double reception room on the ground floor with ceilings in excess of 3 metres and large bay windows looking onto the communal garden of Hereford Square and a private garden at the rear. On the first floor there are two large double bedrooms, a smaller double bedroom and a large family bathroom. The second floor has two further double bedrooms and a family bathroom. Located on the lower ground floor is the family dining room, fully fitted kitchen, utility room and a double bedroom with an en-suite bathroom. There is direct access to the front and rear garden from a side door.



TO LET HILL STREET, MAYFAIR W1J

£875 PER WEEK

1 Bedroom | Period Building | Newly Refurbished | Interior Designed

A superb one bedroom, one bathroom apartment on the first floor of this newly redeveloped, Grade II listed period building, on the prestigious Berkeley Square Estate in the heart of Mayfair. The property is conveniently located within easy walking distance of Green Park and Bond Street tube stations as well as the open spaces of Green Park.



TO LET PARK STREET, MAYFAIR W1K

£1,250 PER WEEK

2 Bedrooms | Large Terrace | Access To 'Secret Gardens'

A truly stunning two bedroom penthouse with an amazing roof terrace in the heart of Mayfair, within easy walking distance of the open spaces of Hyde Park and the tube stations at Marble Arch & Bond Street (Central & Jubilee lines). Park Street is a short stroll from the world renowned shops and boutiques of Bond Street.



TO LET PORTLAND PLACE, MARYLEBONE W1

£3,250 PER WEEK

3 Double Bedrooms | Marble Bathrooms | Concierge | 2 Private Patio Areas | Air Conditioning

Magnificent furnished three double bedroom duplex apartment on Portland Place conveniently located a short walk from Regents Park and moments from the Langham Hotel and the shops of Regents and Oxford Street. This beautifully presented property offers spacious luxury accommodation and boasts two delightful private patio areas, accessed from both floors. Other benefits include air conditioning, Lutron lighting, interior design and superb fittings throughout.



TO LET BROOK MEWS NORTH, BAYSWATER W2

£692 PER WEEK

2 Bedrooms | Warehouse Style | Minutes From Hyde Park

Striking two bedroom loft style apartment with exposed brick feature walls, offering spacious contemporary accommodation in Bayswater. The property extends to 1055 ft² (98 m²) and is quietly located on this charming mews, moments from the open spaces of Hyde Park and Lancaster Gate (Central Line) & Bayswater (District and Circle Lines).



TO LET ELYSTAN STREET, CHELSEA SW3

£495 PER WEEK

Fully Furnished | 24 Hour Porter | Secure Underground Parking | Lift

Superb one bedroom apartment set within a highly desirable block in the heart of Chelsea within walking distance of South Kensington. This smart bright apartment is offered fully furnished and comprises reception with open plan kitchen, double bedroom with walk-in wardrobe and bathroom. Further benefits are a 24 hour porter, secure underground parking and a swimming pool.



TO LET HILL STREET, MAYFAIR W1J

£1,600 PER WEEK

3 Bedrooms | Period Building | Close To Berkeley Square

A rarely available 3 bedroom, 3 bathroom apartment on the ground and lower ground floors of a newly redeveloped, Grade II listed period building on the prestigious Berkeley Square Estate in the heart of Mayfair. The property is conveniently located within easy walking distance of Green Park and Bond Street tube stations as well as the open spaces of Green Park. The apartments at 7 Hill Street have been finished to the highest specification, offering luxurious interior designed, fully furnished accommodation to suit the most discerning tenants.

COMMERCIAL



TO LET THE DUKE OF WELLINGTON, MARYLEBONE Rent On Application

Rare opportunity to let an entire building suitable for Public House, Bar or Restaurant use (A3 & A4). The property is ideally situated on the corner of Crawford Street & Wyndham Place, in the heart of Marylebone. Marylebone with its bustling high street, is a highly sought-after area of central London. The building comprises 5 floors currently configured with trading areas on the ground and first floors, toilets and storage facilities in the basement, kitchen and office on the 2nd floor, with staff accommodation and ancillary space on the 3rd floor



TO LET BERKELEY SQUARE, MAYFAIR, W1J Rent On Application

Self Contained Offices | Private Roof Terrace | Secure Entrance with Videophone | External Parking For Up to 5 cars

Self-contained offices available to let on Berkeley Square. The office space has a net internal area of 3,194 ft² (297m²), and benefits from a private roof terrace, a secure entrance with videophone and it's own private parking area to the rear for up to 5 cars. The office space is available on a new lease directly from the landlord.



BLOCK MANAGEMENT

Cosmetic and Structural repair works at Handel Street, Bloomsbury

Handel Street is an area oft-visited by our Block Management Team as we are currently overseeing two concurrent external Major Works projects within the immediate area.

Our foremost projects relate to two of our managed properties, situated next door but one from each other, which are currently undergoing cosmetic and more involved structural repair works, respectively.

Having recently completed repair and redecoration works to the front elevation of one property, we are now overseeing the final stages of repair and redecoration works to the rear elevation, which are due to be completed by Q3 2019.

A little further along Handel Street is another of our block managed properties, also undergoing external redecoration works, this time involving structural reinforcement as a result of historic movement that has caused significant bowing to the front elevation, which has particularly affected the Juliet balconies.

We have been in discussions with the property owners since the beginning of the year as to how the works will need to be undertaken to a safe standard whilst ensuring the overall finish is nothing short of excellent given the property's location within a Conservation area.

As part of the programme of works we have prepared a full specification including all cosmetic aspects required for such a project and this has required substantial input from Structural Engineers, RICS Surveyors and Specialist Design & Maintenance Contractors in order that the project can be completed safely without causing any further damage to the property.

Repairs are now underway and expert supervision of the works including all aspects of project management – will be carried out by the Block Management team at Pastor Real Estate.

Looking ahead

We have recently completed an upgrade of our property management software to a bespoke platform, which now allows us to provide real-time updates to all of our clients via the Tenant Portal. The portal provides unprecedented access to client's individual service charge account information, as well as the property in general and allows information to be reviewed from the comfort of their own home or whilst on the move.

In addition to the investment in our new property management software, we are also investing in our dedicated team and we are delighted to announce the appointment of our new Financial Administrator, **Maria Paragas**, who will be ensuring the finances of our clients continue to be managed with expert care.

WHAT'S ON THIS AUTUMN IN LONDON

Diary Dates For Autumn 2019



GLORY OF THE GARDEN

Fulham Palace
22nd September 2019
Free event

The magnificent former country home of the Bishops of London, Fulham Palace, welcomes families through its doors for this fun, horticultural day out. Enjoy plant themed activities, games and crafts in the lush 13-acre walled botanical garden. Suitable for children age +3. Children must be accompanied by an adult.



REGATTA LONDON

Starts Hammersmith/Putney
29th September 2019
Free event

Watch or even join in with the UK's first mass participation paddle sports event, including kayaking/canoeing, rowing and paddle boarding. The event offers two challenges along an incredible route through the heart of London: either a 12-mile paddle or a 14-mile row. The event will fundraise for great, local causes and celebrate the River and the environment.



NFL LONDON GAMES

Wembley Stadium
6th October - 3rd November 2019

Mascots, marching bands and cheerleaders will take over Wembley Stadium and the new Tottenham Hotspur Stadium in true USA style this Autumn as eight teams from the American, professional football league compete on the pitch, with two teams playing for the first time in London. Buy tickets online at: <https://www.nfl.com/uk>



REGENT STREET MOTOR SHOW

Regent Street
2nd November 2019
Free event

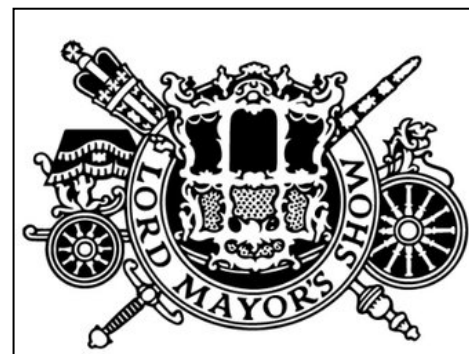
A celebration of 125 years of motoring, the Regent Street Motor Show will feature an impressive array of veteran, vintage, classic, modern-day and futuristic cars. Adults and children alike will be able to enjoy the interactive displays and entertainment on one of London's most famous shopping streets.



MADE IN BRITAIN

Chelsea Old Town Hall
8th - 10th November 2019

Hand made Chelsea is an annual contemporary craft and design fair at the beautiful Chelsea Old Town Hall. Collections of textiles, jewellery, ceramics, glass and more crafts will be on display from highly-skilled British designers and artisans. Buy tickets online at <https://www.handmadeinbritain.co.uk/>



LORD MAYOR'S SHOW

City of London
9th November 2019
Free event

The Lord Mayor's Show is an annual parade, boasting an 800-year-old tradition, to mark the inauguration of the new Lord Mayor of London. Watch the parade through the City of London, featuring dancers, horses and marching military, as the new Lord Mayor is taken, in the iconic golden carriage, to the Queen, to swear allegiance to the Crown.

THE TEAM

INVESTMENT



CHRISTOPHER MITCHELL

(BSc (Hons) MRICS)
Head of Investment

DEVELOPMENT



FANNAR HARALDSSON

(MA ARCH, BA ARCH)
Head of Development



LONDON | MONACO

BLOCK MANAGEMENT



CHRISTOPHER FITCH

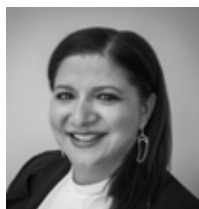
(MIRPM AssocRICS)
Head of Block Management

PROPERTY MANAGEMENT



BARRY DALY

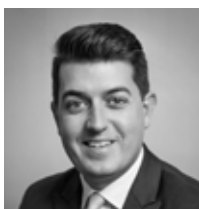
(MARLA)
Head of Property Management



GERALDINE MARTYN

Property Manager

SALES



DAVID LEE

Head of Sales



SIMON GREEN

Senior Sales Negotiator



SEBASTIAN GREENWOOD

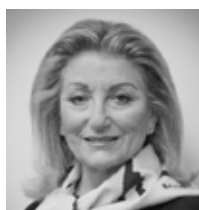
Senior Sales Negotiator



PHILIP COOK

Senior Sales Negotiator

LETTINGS



SUSAN COHEN

(MARLA)
Head of Lettings



SPENCER TAFFURELLI

(MNAEA, MARLA)
Lettings Manager



ELISABETH ERARD

(MARLA)
Senior Lettings Negotiator



MEGAN SANDOW

(MARLA)
Senior Lettings Negotiator



SOFIE KOFOD

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