

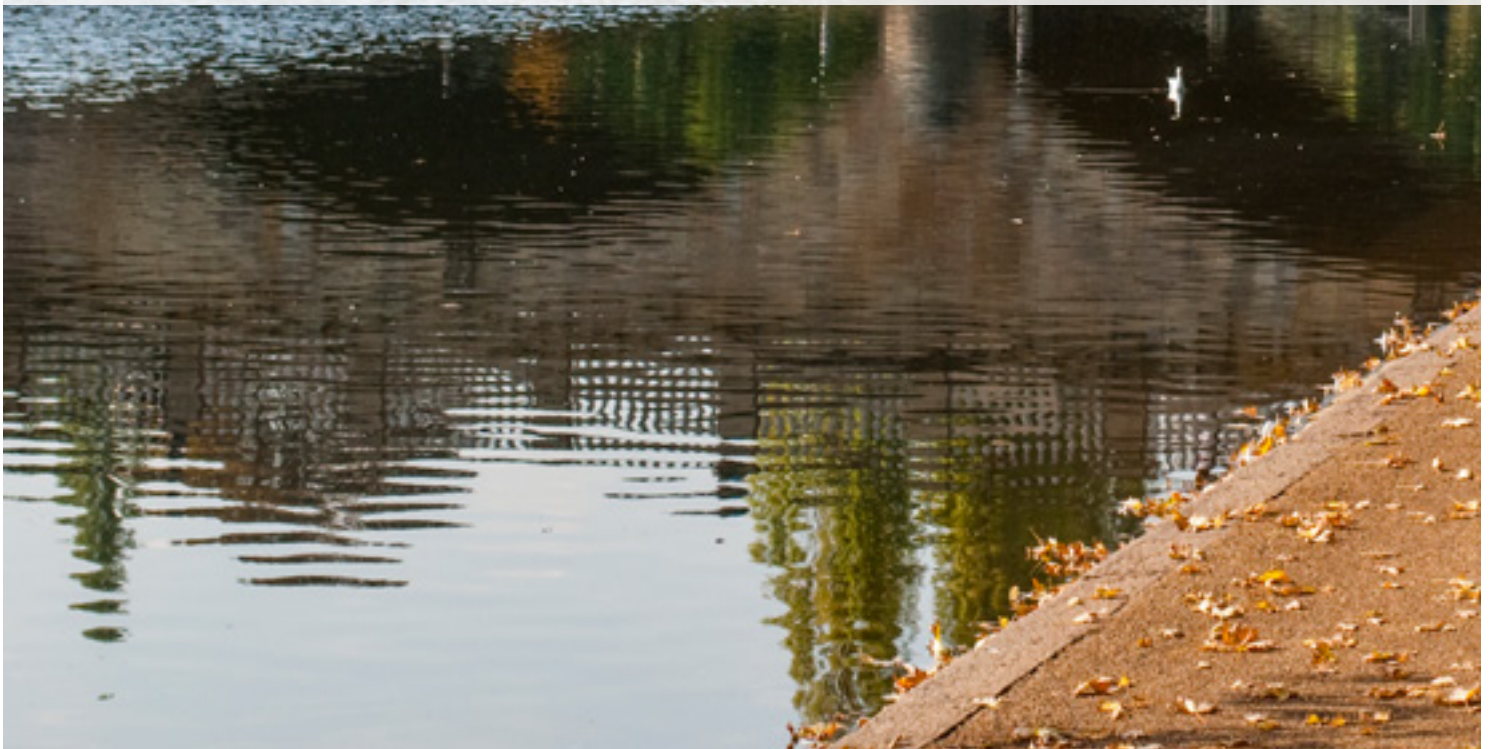


PERSPECTIVES™



LONDON | MONACO

ISSUE 15 / AUTUMN 2018



DIARY DATES FOR AUTUMN 2018

London Design Festival 15-23 September

Enjoy innovative design projects as they pop up all over the capital in September. Visit the V&A festival hub for a dynamic programme of exhibitions, workshops, and talks.

London Fashion Week 20-23 September

Catch up on the latest fashion trends with catwalk shows, pop-up designer shops, and expert-led panels at the London Fashion Week Festival.

London Restaurant Festival 01-31 October

Experience London's top restaurants and meet celebrity chefs during the month-long London Restaurant Festival, offering special one-off menus and food-themed events.

London Cocktail Week 01-07 October

London is getting all shook up at this annual celebration of London's best tipples.

NFL London Games 14-28 October

Cheer on top American footballs teams as a thrilling line-up of NFL London Games returns to London this October.

Halloween 31 October

London celebrates Halloween on and around 31 October with an array of themed events, from family activities at museums, to spooky London tours and frightening events.

Bonfire Night (Guy Fawkes Night) 05 November

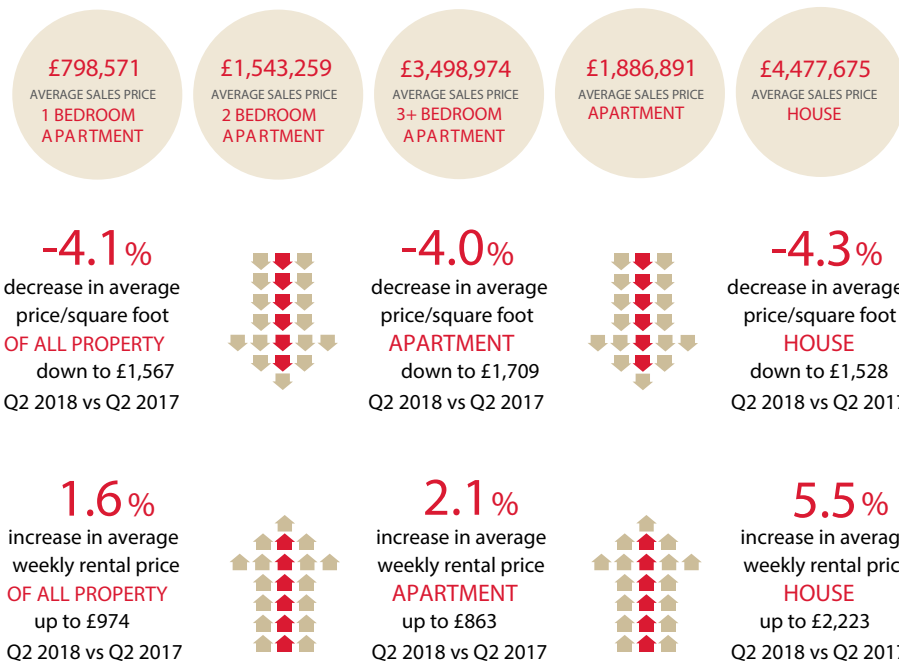
November in London begins with an abundance of Bonfire Night fireworks. Head to one of the capital's many firework displays, and enjoy a show of spectacular colours over London's top attractions and beyond.

London Jazz Festival 16-25 November

Enjoy jazz music in grand concert halls and intimate venues across London during the week-long London Jazz Festival.



PRIME CENTRAL LONDON AT A GLANCE SW1, SW3, SW7, SW10, W1 (Q2 2018 v Q2 2017)



MAYFAIR MARKET - W1J AND W1K Sales in the last 2 quarters (Q1 2018 and Q2 2018)

	Lowest Price	Highest Price	Average Price	Number of Sales	Average £psf
Houses	£3,100,000	£11,000,000	£6,400,000	9	£2,458
Flats	£395,000	£26,000,000	£4,300,000	50	£2,296

PRIME CENTRAL LONDON TRANSACTION VOLUMES



-44.8%
lower than 2014
(Q2 2018 vs Q2 2014)

-14.0%
lower than 2017
(Q2 2018 vs Q2 2017)

PRIME CENTRAL LONDON RENTAL TRANSACTION VOLUMES

-13.7%
apartments
(Q2 2018 vs Q2 2017)

-21.5%
houses
(Q2 2018 vs Q2 2017)

-13.7%
all properties
(Q2 2018 vs Q2 2017)

Source: LonRes / dataloft

UK HOUSING MARKET

3.0%
Average Annual Growth
England and Wales
(May 2017 to May 2018)

-0.4%
Average Annual Growth
London
(May 2017 to May 2018)

-4.4%
Average Annual Growth
Kensington & Chelsea
(May 2017 to May 2018)

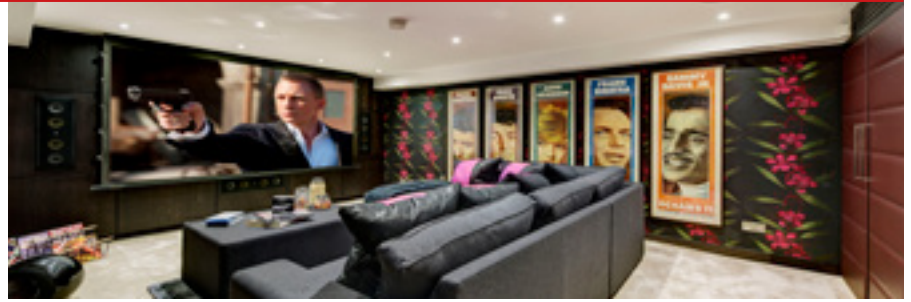
0.1%
Average Monthly Growth
England and Wales
April 2018 to May 2018

0.1%
Average Monthly Growth
London
(April 2018 to May 2018)

2.1%
Average Monthly Growth
Kensington & Chelsea
(April 2018 to May 2018)



Mayfair has firmly established itself as the epicentre of the capital's art world.



In London, media rooms are now an almost expected amenity alongside underground parking, gyms, swimming pools, treatment rooms, and concierge facilities.

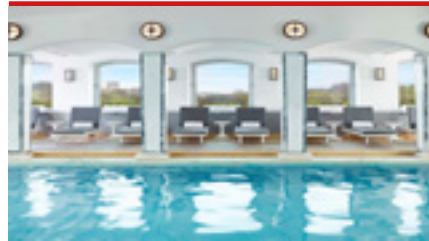
06-07



PALAIS DE LA PLAGE

On Monaco's illustrious Avenue Princesse Grace, groundworks for the esteemed Palais de la Plage are well underway.

08



LONDON'S LUXURY SPAS

From rooftop pools to VIP spa suites, London benefits from some of the most luxurious spa facilities around.

09



INDEPENDENT SHOPS IN CHELSEA

Whether you're searching for a first edition, or for your first born, Chelsea's independent shops are sure to cater to your needs.

10-11

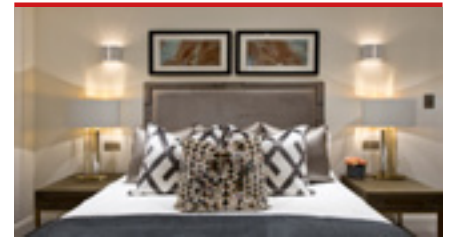


MONACO PROPERTIES

A selection of the latest sales and lettings instructions currently available through Pastor Immobilier. More available on the website.



12-18



LONDON PROPERTIES

A selection of the latest sales and lettings instructions currently available through Pastor Real Estate. More available on the website.

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Mayfair's Art Scene

Mayfair is not only home to London's best luxury hotels, Michelin star restaurants, and shopping boutiques, it is also firmly established as the epicentre of the capital's art world.



Maddox Gallery, Shepherd Market

Home to over 145 galleries and auction houses, Mayfair boasts the highest density of art spaces in London. Retaining a rich diversity of galleries, Mayfair's art scene comprises works from old masters right the way through to contemporary up and coming talents, attracting collectors on an international level. The global luxury status of the area as well as the constant flow of wealthy visitors have encouraged galleries to set up large and unique spaces that rival New York.

Throughout the course of the year, Mayfair plays host to several world-renowned art exhibitions. Upcoming events such as LAPADA (Berkeley Square, 14th-19th September), PAD London (Berkeley Square, 1st-7th October), and Frieze London at neighbouring Regents Park, attract thousands of collectors and art enthusiasts from around the world.

Mayfair's rich history as a hub for scholars of art dates back hundreds of years. Institutions such as The Royal Academy of Art (RA), continue to play a pivotal role in supporting and promoting artists from around the world. With graduates like J.M.W. Turner, David Hockney and John Constable, The Royal Academy is simultaneously one of the world's most highly regarded schools of art but also host to one of its most inventive exhibition spaces. The annual Summer Exhibition, a tradition dating back to 1769, is an open-entry show with submissions from around the world, established to offer insight into future world art trends. 2018 marked the Royal Academy of Arts (RA) 250th anniversary, previous star attractions such as Ai Weiwei, *Painting the Modern Garden*, Monet to Matisse and Abstract Expressionism, have cemented the venue's reputation as an authority in the arts sector.



38 Shepherd Street

PROPERTY TREND: MEDIA ROOMS

For years cinemas have been our go-to source of entertainment and a means to immerse ourselves in film. With this, media rooms have grown to become a must have luxury in any exclusive home. With the considerable technological advancements, media rooms now allow people to experience high-resolution imagery and exceptional sound quality in the comfort of a designated room.

In London, media rooms are now an almost expected amenity alongside underground parking, gyms, swimming pools, treatment rooms and concierge facilities in any new development. As London's basement phenomenon has grown over the years, so has the inclusion of media rooms, the lack of natural light suiting them perfectly.

There are two main options when planning the entertainment space — a dedicated home cinema, or a media room. As the name suggests, a home cinema is a specialised room designed and dedicated to watching films or television in the highest quality possible. A media room on the other hand can be used as a home cinema, but is also comfortable and flexible enough to be lived in when its entertainment facilities are not in use.

There are a variety of considerations when designing a bespoke media room:

Acoustics

Acoustics and sound quality are key. Hard flooring and glazing can be problematic for acoustics, reflecting sound back into the room. The position of the

room within the building is another important consideration. For instance, locating a cinema room beneath a child's bedroom is far from ideal, particularly if there's inadequate soundproofing.

Careful planning and employing good soundproofing measures from the outset will help to prevent potential issues down the line.

Soundproofing

Acoustic plasterboard is normally used in media rooms, not only does it aid in preventing sound from escaping the room, it will also suppress echo, reflection and sound transmission.

A floating floor is the most specialised way of guaranteeing minimal sound reflection. Acoustic floorboards are laid on joists, with a gap between the structural floor. This can then be filled with a sound absorbent insulator and will suppress echo within the room. If your home cinema or media room is on an upper level this will also stop the sound transmitting to the rest of the house.

Audio Visual

The screen is undoubtedly the focal point of any media room design. As the main purpose of the room is to be able to immerse yourself in the viewing experience, selecting the correct screen is very important. A television is bright and rich in colour and so will be able to offer the highest definition if you opt for the top specification model such as the LG W8 Series 77" Smart TV (Costing £15,000).

A projector will provide a softer picture and helps replicate the feeling of

being in a cinema. Projectors are also a cheaper and a more flexible option and can project up from a 30" to a 300" image.

When it comes to choosing your audio system the first consideration is the size of your room. If you are setting up your media room within a small room, then a sound bar may work perfectly within your space. The addition of a subwoofer will also help replicate the depth of sound of a full sound system. When it comes to surround sound systems, there are various options, which most differ based on the number of speakers to each subwoofer, as well as their position within the room.

Furniture

A well thought out seating arrangement is crucial in any media room and has a direct impact on your viewing experience. As a rule of thumb, two lines should be drawn from the seated position to the edges of the screen (this is the optimum-viewing angle). In an ideal world, this should be 35 degrees as anything greater than 40 degrees will create the feeling that the screen is far too large for the room and leave viewers with the sense they are sat too close to the screen.

Built-in storage is also highly recommended and creating a bespoke media cabinet to hide all your equipment in a central location helps create a well-designed and thought out feel. As typical now, when storing your media library digitally, then a media specialist can provide a dedicated central server as part of your system.



PALAIS DE LA PLAGES, MONACO

On Monaco's illustrious Avenue Princesse Grace, one of the most expensive avenues in the world, the groundworks for the esteemed **Palais de la Plage** project are well underway. The project by **J.B Pastor & Fils** will comprise 12 exceptionally prestigious apartments, 2 retail units, and 41 parking spaces.

The residence in the Larvotto district will further enhance the renewed seafront area, also home to the famed **sea extension project**. It will succeed the former Palais de la Plage, which dated back to 1931 and was demolished in February 2015 to make way for this remarkable new build project.

One of the challenges is to ensure the assimilation of the new build within the existing landscape. The project is located between L'Estoril and Le Bahia, two apartment buildings of 20 and 10 storeys respectively. The new 15 storey Palais de la Plage will provide an elegant transition between the two.

The right side of the construction, extending along Le Bahia will accommodate the night-time living aspect of the apartments. This side will be considered the "masculine" facet of the building, with raw, rigid features,

drawing on the horizontal lines of Le Bahia.

Whilst the left side, bordering L'Estoril, will house the day-time quarters. In contrast this "feminine" exterior will be lighter and transparent with gentle contours, mirroring the moving tides of the sea.

The contrasting masculine and feminine design will be echoed through the carefully selected materials used on the building's exterior. **Gabriel Caetano**, architect in the project management team, explains that the mosaic finish on the "feminine" façade "will produce a play on light, according to the weather conditions. The mosaic glistens white under clear skies and takes on blue hues on a grey day..." On the "masculine" side a high quality natural, marble stone will be used.

Upon completion at the end of 2020 the new Palais de la Plage will become a prized addition to Monaco's list of luxury residences.

The apartments will be available for long term let.

For more information contact **Pastor Real Estate** on 020 3195 9595.



CGI Imagery

The Apartments

Ten of the apartments will benefit from living space of at least 410 m² and outdoor living space of approximately 140 m², with each apartment majestically occupying one full floor.

Each will accommodate a service entrance for staff and deliveries and a separate entrance for the owner and guests.

The spacious bedrooms of 35-48 m² will enjoy sea views and balcony, with opaque balustrades to ensure maximum privacy. The project's overall design has been carefully tailored to avoid the apartments being overlooked.

The Duplex

The 600 m² duplex features 4 luxurious bedrooms, all with magnificent sea views, and boasts a swimming pool, balconies, and patios covering an additional 350 m².

The Triplex

Occupying the top three floors of the residence will be a triplex of almost 1,000 m² of striking indoor space. With an impressive living space, dining area (including bar), media room, games

room/library, and 4 bedrooms, all with views extending out across the bay, the apartment will fulfil the epitome of luxury. The master room will even benefit from a superb 180 degree view. The top floor will be dedicated to a sumptuous relaxation area with a swimming pool, which combined with the outdoor terraces will cover an additional 860 m².





The Berkeley Hotel

LONDON'S LUXURY SPAS

1

The BVLGARI Spa

Perfect For: pampering with your partner.
Key Features: 25m pool, loungers and cabanas, vitality pool.
Must Book Treatment: Onyx Spa Suite, 2 hours, £700.

2

Mandarin Oriental

Perfect For: a pampering day with friends.
Key Features: crystal steam room, sanarium, vitality pool.
Must Book Treatment: Top to Toe Ritual, 3 hours, £355.

3

Bamford Haybarn Spa at The Berkeley Hotel

Perfect For: an outdoor swimming experience.
Key Features: outdoor pool, secret rooftop garden.
Must Book Treatment: Rooftop Retreat, 3 hours, £365.

4

Hotel Cafe Royal

Perfect For: a relaxing and hollistic experience.
Key Features: swimming pool, hammam, dry sauna, jacuzzi.
Must Book Treatment: The Four Elements, 2 hours, £240.

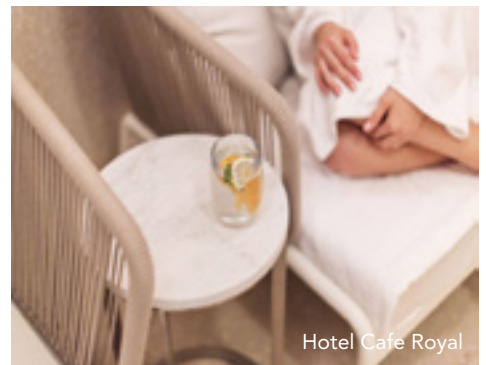
5

Espa Life at Corinthia

Perfect For: the full relaxation and beauty package.
Key Features: swimming pool, ice fountain, heated loungers.
Must Book Treatment: The Journey, 1.5 hours, £195.



BVLGARI



Hotel Cafe Royal



BVLGARI



TOP PICKS: INDEPENDENT SHOPS IN CHELSEA

The Royal Borough of Kensington and Chelsea has long held its reputation as one of London's top shopping districts, from Kensington High Street to Sloane Square and Kings Road. So whether you're searching for a first edition, or for your first born, you're sure to find exactly what you're after in one of Chelsea's independent shops...



John Sandoe
10 Blacklands Terrace

Opened 1957

Described by Alain de Botton as "THE best bookshop in London", John Sandoe is the go-to shop for any bookworm. Situated just off the Kings Road, its distinctive black and white shopfront is brimming with an array of literature, veering towards the humanities. Each Christmas the Cuckoo Press releases a paperback on behalf of John Sandoe, and contributors to date have included, William Boyd, Philip Mansel and Edna O'Brien. For those of you unable to make it in person, Sandoe's offers a subscription service, shipping "almost anywhere in the world."



Rococo Chocolates
321 Kings Road

Opened 1983

Gaining inspiration from the foodhall in Harrod's, Chantal Coody opened the first Rococo Chocolate store on the Kings Road at the age of 23. Selling their delicious chocolate from 4 boutiques dotted around central London, and with stockists globally, Rococo now offer a number of workshops, including a children's summer school, where your aspiring chocolatiers can learn the art of making chocolate bark, truffle rolling or chocolate lollipops. With many of their items hand painted Rococo offers a truly unique experience in the art of chocolate.



Trotters
34 Kings Road

Opened 1957

Sophie Mirman and husband Richard Ross opened the first Trotters store on the Kings Road in 1990. Since then they have gone on to open 4 more London shops and another in Guildford. Trotters is the one-stop shop for everything child-related, stocking clothes, accessories, shoes and even offering a hairdressing service. Many have flocked to Trotters over the years for their focus on customer service, with experts on hand to fit shoes with their famous Trotters Plane or Train.



FOR SALE LE MIRABEAU, MONACO

8,000,000€

Two Bedrooms | Two Bathrooms | Panoramic Sea Views | Swimming Pool | Gym | 24h Security | Car Parking

Located in one of the most exclusive residences within the Principality of Monaco, just moments away from the Casino Gardens and the Larvotto beaches, 'Residence Le Mirabeau' offers a range of luxurious facilities, such as a residents' only swimming pool, pool-house, gym, and 24 hour security service.

Finished to an impeccable standard, the 109 m² apartment comprises a reception room leading onto a large terrace with panoramic sea views, a fitted kitchen, two bedrooms, two bathrooms, and a loggia overlooking the Casino gardens. The property also benefits from a car parking space.



FOR SALE LE STELLA, MONACO

POA

New Development | One Bedroom Duplex Apartment | Ninth and Tenth Floors | Private Balconies

A new development, located in the heart of the Condamine, the Principality's historical and commercial district, housing 99 apartments, each benefiting from a bright, original, and resolutely modern living space.

Situated on the ninth and tenth floor of this contemporary residence, the lower floor of this one bedroom duplex apartment comprises an entrance hall, a guest lavatory, a fully fitted kitchen, and a living room opening onto a loggia.

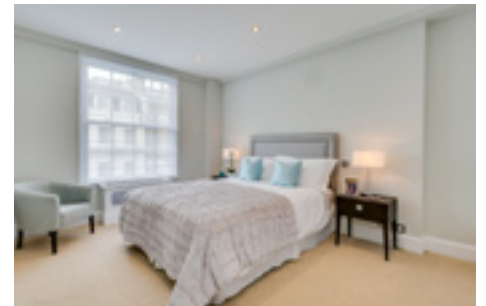
One bedroom leading onto a private balcony, a bathroom, and a fitted cupboard complete the upper floor of this accommodation.



FOR SALE CHARLES STREET, MAYFAIR OFFERS IN EXCESS £7,000,000

4 En-Suite Bedrooms | Roof Terrace | Separate Mews Accommodation Available

A beautifully presented, Grade II listed, Georgian townhouse situated in the heart of Mayfair. Offering 2,965 ft² (276 m²) of flexible living and entertaining space, the house offers considerable scope for refurbishment (subject to planning permission). There is also separate 830 ft² (252 m²) mews accommodation located to the rear which is available for purchase via separate negotiation (Offers In Excess of £2,000,000).



FOR SALE CURZON STREET, MAYFAIR £2,250,000

Newly Renovated | 2 Double Bedrooms | Upper Floor with Lift | Pleasant Views Over Shepherd Market | Long Leasehold

A newly renovated apartment with lift, located on the third floor of a purpose built block in the heart of Mayfair. Spanning approximately 852 ft² (79 m²), the accommodation comprises: two double bedrooms, large south facing reception room with dining area and floor to ceiling windows, fully fitted kitchen with breakfast area, newly renovated bathroom with separate shower and bath, ample storage space and views overlooking Shepherd Market. Long Leasehold.



FOR SALE CLEVELAND SQUARE, HYDE PARK

£5,950,000

4 Bedrooms | Access to Communal Garden | Swimming Pool | Share of Freehold

This beautifully refurbished apartment benefits from its own front door and is conveniently located in close proximity to Hyde Park. Spanning 3,852 ft² (1,174 m²), the property offers an exceptionally versatile entertaining space with three/four bedrooms, its own swimming pool and access to one of London's coveted garden squares. The property would make an ideal London home. Share of Freehold.



FOR SALE SUSSEX GARDENS, HYDE PARK

£1,750,000

Newly Refurbished | 2 Double Bedrooms | Views Over Gardens | Excellent Transport Links | Lift | Share of Freehold

This beautifully refurbished lateral apartment is situated on the third floor of a stucco fronted building with lift. Measuring 961 ft² (89 m²), the accommodation comprises a reception with open-plan kitchen, a spacious master bedroom with en-suite bathroom benefitting from separate bath and shower, a second double bedroom and an additional shower room. The apartment would make an ideal home or pied-à-terre.

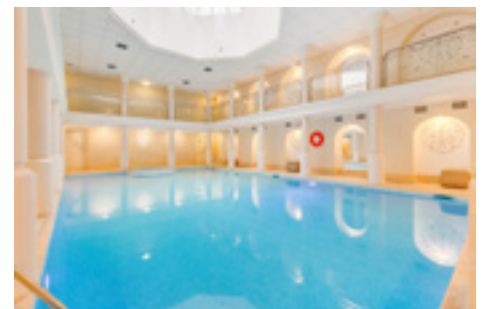


FOR SALE FINBOROUGH ROAD, CHELSEA

£1,300,000

3 bedrooms | High Ceilings | Roof Terrace | Excellent Transport Links | Share of Freehold

A three bedroom maisonette finished to an exacting standard with high quality fixtures & fittings throughout. Benefitting from exceptionally high ceilings and measuring over 1,200 ft² (112 m²), the accommodation comprises two large en-suite double bedrooms with built-in storage, study/3rd bedroom, separate dining room with third guest bathroom, large fully equipped eat-in kitchen and large reception room measuring nearly 30 ft in length.



FOR SALE ELYSTAN STREET, CHELSEA

£995,000

1 Bedroom | 24 Hour Porter | Lift | Gym & Swimming Pool | Share of Freehold

A well-appointed one bedroom apartment set within a sought after development in the heart of Chelsea. Located on the third floor (with lift) and measuring 524 ft² (49 m²), the property benefits from good natural light. Residents of the building have exclusive access to leisure facilities which include a gym and swimming pool. The property further benefits from a 24 hour porter ensuring excellent security. Underground parking is subject to availability and by separate negotiation. Share of Freehold.



TO LET PARK MOUNT LODGE, MAYFAIR

£1,495 PER WEEK

High Specification | Interior Design | Superb Mayfair Location | Small Exclusive Block | South Facing Balconies

Exceptional recently refurbished apartment with three private south facing balconies, superbly located between South Audley Street and Park Street in the heart of Mayfair. Smart neutral decor enhances the high quality interior design throughout. This lovely apartment needs to be seen to be appreciated and also benefits from a resident caretaker.



TO LET BRUTON PLACE, MAYFAIR

£850 PER WEEK

Recently refurbished | Interior Designed | High Specification | Located off Berkeley Square | One Double Bedroom

Stunning interior designed one double bedroom apartment recently redeveloped building on a quiet Mayfair mews off Berkeley Square moments from Bond Street and Mount Street. The apartment has been tastefully decorated and interior designed throughout to provide smart stylish living space in an unsurpassed location.



TO LET CROWN LODGE, CHELSEA

£895 PER WEEK

2 Double Bedrooms | Underground Parking | 24 Hour Concierge | Residents Pool & Gym | Communal Gardens

Beautifully presented two bedroom apartment set in a popular apartment building with 24 hour portorage, pool and gym and communal gardens together with underground parking. The property is ideally located between Kings Road and Fulham Road, within easy walking distance of Sloane Square and South Kensington.



TO LET MARYLEBONE LANE, MARYLEBONE

£850 PER WEEK

2 Double Bedrooms | Balcony | Comfort Cooling | Fully Fitted Kitchen | Excellent Storage | Close to Amenities

Wonderfully bright 5th floor apartment in luxury Marylebone development quietly located moments from Bond Street tube and a few minutes' walk to Marylebone High Street. This beautifully presented property offers spacious reception room with wood flooring, two double bedrooms, two baths, fully fitted kitchen & balcony.

RECENTLY LET BY PASTOR REAL ESTATE



MARYLEBONE LANE, W1

£1,350 PER WEEK



BRUTON PLACE, W1

£1,150 PER WEEK



BERKELEY HOUSE, W1

£900 PER WEEK



CHEVAL PLACE, SW1

£900 PER WEEK



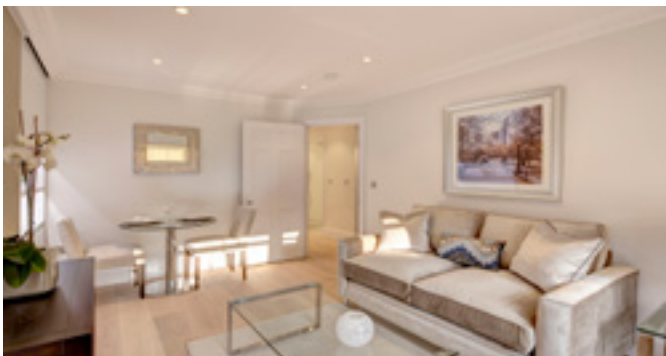
IMPERIAL HOUSE, W8

£800 PER WEEK



CLARGES STREET, W1

£650 PER WEEK



SHEPHERD MARKET, W1

£695 PER WEEK



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020 3195 9595



TO LET GROSVENOR STREET, MAYFAIR

£100 PER SQ FT

Prime Mayfair Office Accommodation | Private Terrace | Manned Reception | 24 Hour Security | Use of Separate Boardroom

A stylish high-end office located on the third floor of this luxury red brick Georgian building in the heart of Mayfair, situated on the south side of Grosvenor Street between Broadbent Street and Davies Street. It is also moments from Grosvenor Square, and within walking distance of Bond Street tube station and Oxford Street.



TO LET HALF MOON STREET, MAYFAIR

£86 PER SQ FT

High Quality Office Accommodation | Recently Redecorated | Direct Lift Access | 24 Hour Access | Comfort Cooling

Located in close proximity to Green Park and Hyde Park, this building provides high quality office accommodation to a modern specification whilst retaining its charming period features. The specification includes: CAT 5 phone and data sockets, comfort heating/cooling, high quality carpeting, passenger lift with direct access to space, excellent natural light from both sides, secure entrance with video phone entry, 24 hour access, and kitchenette.



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ISALINE SERGEANT
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Receptionist

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FOR ALL YOUR PROPERTY NEEDS

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