



# PERSPECTIVES™



LONDON | MONACO

ISSUE 14 / SUMMER 2018





## DIARY DATES FOR SUMMER 2018

### Open Garden Squares Weekend Saturday 9th and Sunday 10th June

Explore London's rooftop gardens, city centre plantations, and usually-prohibited green spaces, as they are unlocked for one weekend only.

### Taste of London Wednesday 13th until Sunday 17th June

The 'ultimate celebration' of London's culinary scene takes place in Regent's Park, showcasing the capital's best restaurants, top chefs, and leading food and drink brands.

### Royal Ascot Tuesday 19th June until Saturday 23rd June

Escape London and enjoy the fashion and fun at the annual five-day horseracing event in Ascot.

### Mayfair Arts Weekend Friday 29th June until Sunday 1 July

Experience the unparalleled artistic knowledge, quality, and diversity to be found within Mayfair and St James's art community, as they open their doors for the annual Mayfair Arts Weekend.

### Wimbledon Championships Monday 2nd July until Sunday 15th July

The oldest, and most prestigious tennis tournament in the world returns this July. And with the rumoured return of Serena Williams, it surely won't be one to miss.

### British Grand Prix Thursday 5th July until Sunday 8th July

Whilst the sun may not shine quite as bright at Silverstone, the 2018 British Grand Prix promises to be just as exciting as its Monaco counterpart, as they celebrate their 70th anniversary.

### BBC Proms Friday 13th July until Sunday 8th Sep.

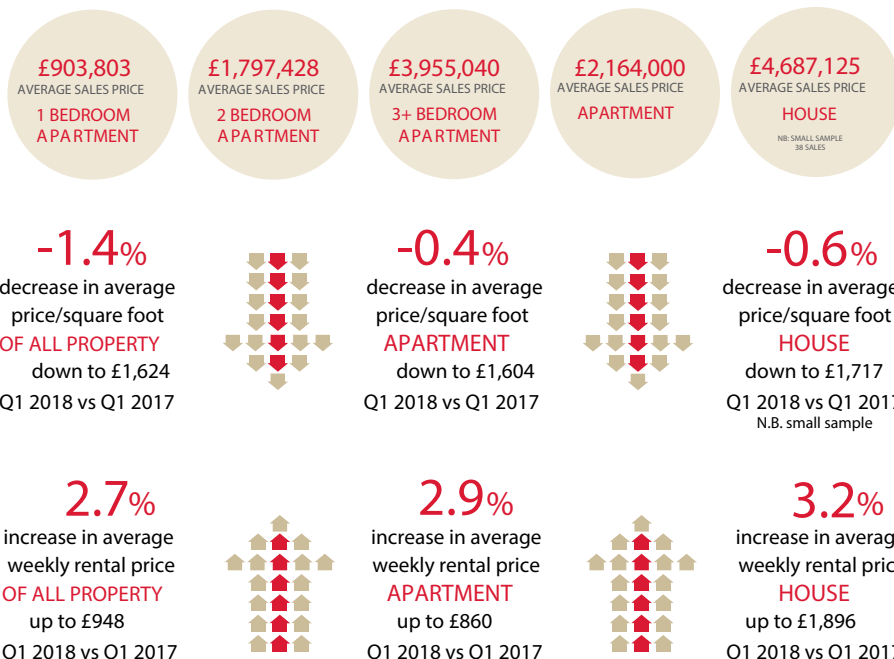
The biggest classical musical festival in the world returns to London's Royal Albert Hall through July, August and September.

### Notting Hill Carnival Saturday 25th until Monday 27th August

Join the party in West London as the streets come alive to celebrate Caribbean culture at Europe's biggest street festival.



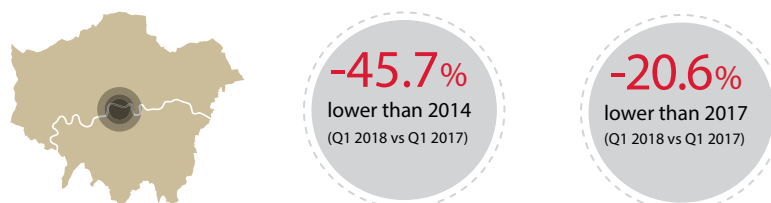
### PRIME CENTRAL LONDON AT A GLANCE SW1, SW3, SW7, SW10, W1 (Q1 2018 v Q1 2017)



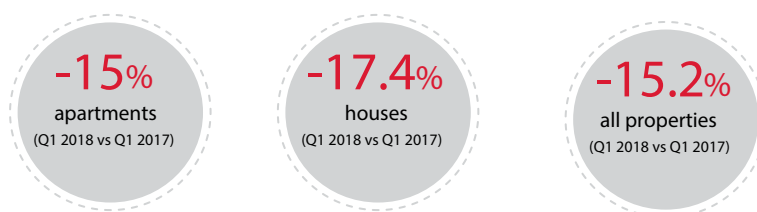
### MAYFAIR MARKET - W1J AND W1K Sales in the last 2 quarters (Q4 2017 and Q1 2018)

	Lowest Price	Highest Price	Average Price	Number of Sales	Average £psf
Houses	£2,150,000	£11,000,000	£6,200,000	8	£2,567
Flats	£435,000	£18,500,000	£3,600,000	44	£2,506

### PRIME CENTRAL LONDON TRANSACTION VOLUMES



### PRIME CENTRAL LONDON RENTAL TRANSACTION VOLUMES



Source: LonRes / dataloft

### UK HOUSING MARKET



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

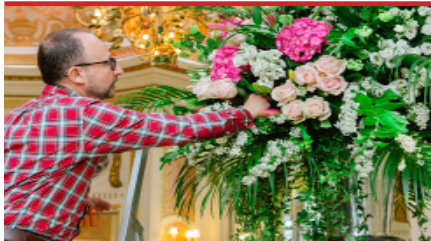


Quintessentially British, Mayfair's mews houses are some of the most cherished and beloved properties in London.



London plays host to a large number of international schools, but competition for a place is fierce. On Page 5 we showcase our top picks, and provide some top tips to navigate the application process!

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Paul Thomas explains the inspiration behind the stunning floral display at our Chelsea office.

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We delve into a decade of property price statistics to explore what drives those differences in performance across PCL.

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MONACO PROPERTIES

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



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LONDON PROPERTIES

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

PERSPECTIVES

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Sales  
11 Curzon Street  
MAYFAIR, W1J 5HJ

Lettings  
48 Curzon Street  
MAYFAIR, W1J 7UL

Sales | Lettings  
8 Elystan Street,  
CHELSEA, SW3 3NS

T +44 (0)20 3879 8989  
F +44 (0)20 3195 9596  
E [contact@pastor-realestate.com](mailto:contact@pastor-realestate.com)  
[www.pastor-realestate.com](http://www.pastor-realestate.com)

T +44 (0)20 3195 9595  
F +44 (0)20 3195 9596  
E [contact@pastor-realestate.com](mailto:contact@pastor-realestate.com)  
[www.pastor-realestate.com](http://www.pastor-realestate.com)

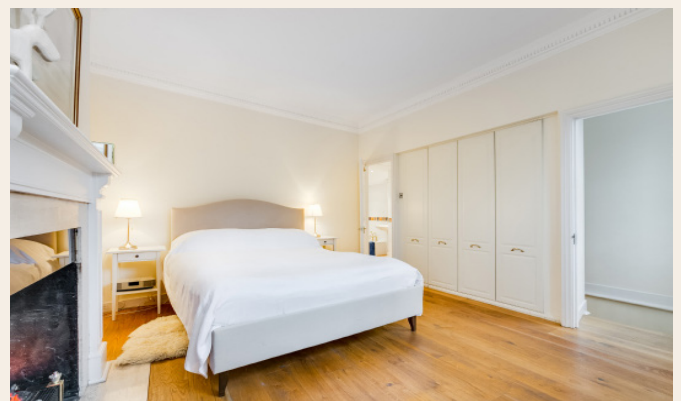
T +44 (0)20 3953 1000  
F +44 (0)20 3195 9596  
E [contact@pastor-realestate.com](mailto:contact@pastor-realestate.com)  
[www.pastor-realestate.com](http://www.pastor-realestate.com)





## Mayfair's Mews Houses

Quintessentially British, Mayfair's mews houses are some of the most cherished and beloved properties in London.



Originally constructed in the 18th and 19th century to stable horses with living quarters located above for servants, these historic properties were once the preserve of the British aristocracy, with their principal, much larger residences adjoining the neighbouring street. Fast forward a couple of hundred years and such houses are now some of the most sought after residential properties in central London, having been tastefully modernised and updated to 21st century standards.

Mews Houses across London are typically found on quiet cobbled streets, set back from the hustle and bustle behind the larger houses and mansions they used to serve. Rows of grand terraced houses were originally constructed on fields in what originally made up Mayfair. These grand houses required space for the horses and coaches that would be used to transport the

elite residents of Mayfair. Today, Mews Streets tend to be quiet with limited traffic and noise disturbance. These sometimes-hidden enclaves have become some of the finest, most exclusive neighbourhoods with a strong sense of community.

**Pastor Real Estate** has a selection of mews houses available for purchase ranging from a one bedroom on **Hays Mews** (which comes as part of the sale of its larger residence), a brand new three bedroom with lift, currently under construction on **Market Mews**, through to a three bedroom fully modernised mews on **Shepherd Street**.

For further information please visit [www.pastor-realestate.com](http://www.pastor-realestate.com) or call **+44 (0)20 3879 8989** and speak to a member of the Sales team.





# INTERNATIONAL SCHOOLS IN LONDON

London is often regarded as Europe's 'most multicultural city', with more than one-third of the population born outside of the UK. And whilst English is the official language, it is estimated that over 200 languages are spoken on a day-to-day basis in the capital.

It is therefore not surprising that London plays host to a large number of 'international schools' – fee paying schools that have been established to cater to the needs of various expat groups. Their focus is often on language skills and specific curriculums, such as the International Baccalaureate (IB).

When moving home, one of the key concerns is often the quality, and type, of schooling in the local area:

*"One topic that we really need to know a great deal about in the real estate market is the schools and their impact on local communities. One of the biggest reasons why families seek to own homes or live in an area is due to the quality of the schools in that area."* - Philip Cook, Pastor Real Estate (Chelsea)

Fortunately, the areas of Prime Central London such as Mayfair and Chelsea, where **Pastor Real Estate** has a long-standing and successful presence, are served by some of London's top international schools:

## International School of London

[www.islschools.org](http://www.islschools.org)

**Gender:** Co-educational

**Ages:** 3-18

**Curriculum:** International Baccalaureate

**Location:** Chiswick

Founded in 1979, the International School of London (ISL), is popular with expat families from around the world, providing a range of 'mother tongue' classes, and structuring learning around the ever-popular IB curriculum. Located in Chiswick, ISL provides door-to-door transportation for students living in Central, West and South London. The average point score in the IB Diploma for 2016 was 33.6.

## Lycee Français Charles de Gaulle

[www.lyceefrancais.org.uk](http://www.lyceefrancais.org.uk)

**Gender:** Co-educational

**Ages:** 3-18

**Curriculum:** French and British

**Location:** South Kensington

Located in Chelsea, Lycee Francais is a popular choice for those residing in the Royal Borough of Kensington and Chelsea. With over 100 years of experience, the school caters to a range of international students, providing the choice of French or British qualifications, and teaching over 30 languages. Lycee Francais has been placed in the 'Top 50 Schools in Britain'.

## The American School in London

[www.asl.org](http://www.asl.org)

**Gender:** Co-educational

**Ages:** 4-18

**Curriculum:** American

**Location:** St John's Wood

Boasting top-class facilities for sports and art, The American School in London (ASL) aims to provide 'an American education with a global perspective'. Whilst most students have at least one American parent, the school retains a diverse selection of students from around the globe. The school has been rated 'outstanding' across the board by Ofsted, and has a great record for Ivy League placements.

## Hill House International Junior School

[www.hillhouseschool.co.uk](http://www.hillhouseschool.co.uk)

**Gender:** Co-educational

**Ages:** 4-13

**Curriculum:** British National Curriculum

**Location:** Knightsbridge

A family-run Swiss school that follows Britain's National Curriculum, preparing children for the British 11+ and 13+ exams. With 50% of children from international families, and a focus on arts and music, as well as sports, it's far more than your typical British school. A great choice for parents who like the international models but still want their children to receive a 'British education'.

## TOP TIPS FOR SECURING A PLACE

- **Gather as much information as you can** - the key to choosing the correct school for your child, or children, is to find out as much information about the school, as early as possible.
- **Understand the process** - before deciding on which schools you are going to apply for, take a moment to learn about how the places are allocated at the various international schools in London.
- **Complete the application form as early as possible** - London's international schools often have oversubscription, and have to find a way to prioritise. The key to success is completing the application form as soon as you can, ensuring all information you provide is correct.
- **Stay patient** - the schools are popular and the application forms are lengthy, so it takes time!





## AN INTERVIEW WITH PAUL THOMAS

The heady perfumes of Blue Hyacinths, English Roses and Royal Jasmine still linger in the Royal Borough of Kensington and Chelsea following the inspirational RHS Chelsea Flower Show that took place from 21st-26th May. Over five days the Royal Chelsea Hospital was awash with vibrant blooms and exquisite botanical displays as the show, which has been running since 1912, attracted visitors both locally and from across the globe.

One person who can be found admiring the event's exhibits without fail each year is the renowned London florist, Paul Thomas, whose luscious floral masterpieces grace the table tops of London's finest establishments.

**"I'm not involved in the Flower Show this year but am certainly visiting. I never miss it; it is the most awe inspiring flower show in the world. The sublime inventiveness of the gardens inspires me in my working life, but also in my private life as away from the office you will invariably find me tending to my Cotswolds garden!"**

Paul made a name for himself after opening his first flower shop in Mayfair's Shepherd Market in 1989, where he built up an impressive client base including Fortnum & Mason, The Ritz and even members of the Royal Family.

The hugely talented florist and his team offer sumptuous creations for private homes, weddings and events and local businesses, including **Pastor Real Estate**. A week is not complete without a delivery of Paul Thomas Flowers' stunning arrangements to the **Pastor Real Estate** agencies in Mayfair and Chelsea.

According to Paul, the trick to recreating such elegant displays at home is to:

**"Keep it simple. One flower en masse always looks striking. Another lovely way to display flowers at home is to collect a number of little decanter bottles, gather them in a group and place a few stems in each. Our top tip is to use Milton tablets in the water to keep the water clear."**

There was no better way for **Pastor Real Estate** to honour their longstanding partnership with Paul Thomas Flowers and to celebrate the historic RHS Chelsea Flower Show than to commission Paul and his team's craftsmanship to adorn their Chelsea agency with a bespoke flower installation during the week of the show.

**"The brief was to create something quintessentially English incorporating Pastor's brand colours of red and white into the design. To celebrate the Great**

**British summer time and Chelsea Flower Show, I thought nothing could be more appropriate than a classic combination of strawberries and cream! I used beautiful iceberg white rose plants and fresh red strawberries, accented with an abundance of beautiful English foliage and plants, which created the most spectacular display around the building's entrance."**

Today you will find the Paul Thomas Flowers artisans in their "Aladdin's Cave" boutique and offices in Battersea, where they moved in 2015.

**"Our move from Mayfair to Battersea introduced me to the beauty of Battersea Park. Within two minutes' walk from our studio overlooking the huge Battersea Power Station development I can be lost among the trees and shrubs overlooking the huge lake."**

Equally, Paul continues to admire the charming gardens offered in Central London, **"For a real touch of heaven though, a walk through the Queen Mary Rose Garden in Regent's Park early on a sunny June morning just can't be beaten."**

For more information on Paul Thomas Flowers visit [www.paulthomasflowers.co.uk](http://www.paulthomasflowers.co.uk) or call 020 7355 1876.



LONDON



MONACO



## Strawberries and cream on Chelsea Green...

To celebrate Paul Thomas' spectacular installation, a cocktail party was held at the **Pastor Real Estate** Chelsea office on Thursday 24th May.

Staff welcomed both local residents and businesses to the office at 8 Elystan Street, to view the stunning array of white roses forming a decorative archway around the office entrance, along with vibrant, fresh, red strawberries injecting splashes of colour throughout.

Guests were served champagne, along with strawberries and clotted cream while enjoying the display, and many took the opportunity to enquire about some of **Pastor Real Estate's** available Chelsea properties.

**'We were thrilled with the response from local residents to our Strawberries and Cream floral installation'**, states Philip Cook from **Pastor Real Estate** (Chelsea), **'some of our visitors fortunately had tickets to attend the Chelsea Flower Show, so we were delighted to be able to showcase our own Chelsea floral design to them as a small taste of what was in store for them at the show'**.

To view the photos of the stunning floral display, and from the event, visit [www.pastor-realestate.com/floral](http://www.pastor-realestate.com/floral)







# CITY GARDENS

While many visitors to the Chelsea Flower Show, and indeed the **Pastor Real Estate** Chelsea office floral installation, will find a wealth of ideas and inspiration to take home with them to their own garden, it is an unfortunate fact that many central London residents simply do not have the space at home to create a garden haven of their own. While some larger houses and apartments have access to a garden or a private garden square, many properties do not have private gardens, but rather feature smaller terraces or balconies, which often remain unused.

Although at first glance these spaces may seem confined or restricted, with a lack of space to create a green area, there are numerous opportunities to transform these areas, often with little effort or expense involved.

One of the simplest methods to bring part of the Chelsea Flower Show home to your balcony or terrace is with the use of plant pots, available in a variety of sizes and colours to suit your space and taste. Simple and timeless terracotta or glazed ceramic pots can be planted with beautiful summer bedding plants to add an instant splash of colour to a balcony or terrace. The use of different sized pots and a variety of coloured summer flowers such as petunias, marigolds or lobelia for example, can easily result in a beautiful arrangement of a small space and provides an alluring spot to while away the long summer evenings.

Increasingly, many green-fingered apartment owners are opting for vertical wall planting on space-restricted balconies and terraces. Attaching pots to the perimeter walls of the space provides a stunning effect and detracts away from bare, exposed balcony walls, particularly if trailing plants are used which will trail over the sides of the pots

down the wall to create a flowing and serene effect.

At **38 Shepherd Street**, a 3-bedroom mews house currently available for sale and to let through **Pastor Real Estate**, the house is fortunate to have three terrace spaces which have been planted with simple and elegant planting to provide relaxing, yet semi-formal outdoor spaces to the house. The ground floor terrace, for example, has been planted with a number of evergreen camellia plants in raised, mosaic beds, providing a beautiful border to the terrace and foliage all year round. Additionally, the property owner has installed a built-in wooden bench and uplighting to highlight the row of camellias, resulting in a semi-formal private outdoor retreat.

Larger properties in Central London can often afford more scope to create more expansive and even multiple private garden areas. At **Charles Street**, a beautiful Grade II listed townhouse for sale through **Pastor Real Estate**, the owner has really made the most of its outdoor spaces. The ground floor enclosed patio area features climbing plants and potted bamboo to provide a splash of green against the painted white patio walls. In addition, a bold blue

table and chairs provides a quirky focal point to the patio, allowing the user to enjoy the area for al fresco dining, just off the kitchen. The house also benefits from a second, larger terrace on the second floor, planted with an array of evergreen plants in terracotta pots and complimented by pretty, Parisian inspired painted wrought iron garden furniture.

At **Cheyne Place** in Chelsea, a few minutes' walk from the Chelsea Flower Show, sits a large family home currently available for sale or to let through **Pastor Real Estate**. The house boasts a stunning, west-facing private garden, accessed via the ground floor conservatory. Here, a three-tiered water feature is the focal point of the patio area, which in turn leads to a mature planted pebbled garden. Buxus hedging frames the entrance to the pebbled garden, which includes an array of shrubs and mature trees surrounding an ornate pergola and seating area. The house also features a second, private outdoor space on the top floor, where the large private roof terrace offers unobstructed views over the famous **Chelsea Physic Garden**, located directly across the road from the house – a gardener's dream!





# PRIME CENTRAL LONDON: VILLAGES IN A GLOBAL CITY

London is a city of villages each with its own particular character, heritage, and lifestyle. This diversity is reflected in property markets too. Average prices, price growth, and investment yields vary from area to area. In a recent research report, we delved into a decade of property price statistics to explore what drives those differences in performance across Prime Central London.

Across Prime Central London markets, average prices have grown by 86% over the last decade. The top performers in this elite ranking were St James's with 170% price growth, Fitzrovia (+147%), and Mayfair (+124%). Hot on their heels is Marylebone with a 119% rise. In St James's, per sq ft prices have risen from £955 (2006/7) to £2,582 (2016/17), significantly outperforming the average.

There are many reasons for the trends in the price data. Swings in sentiment and timing of market cycles vary slightly

between London prime villages and so the analysis period can favour one sub market over another. Size is also a factor, St James's is a particularly concentrated market with only 24 sales in 2016/17, compared to larger markets such as Chelsea (496 sales in the same period) which cover a greater area and where performance can vary from street to street.

The title of London's most expensive market is a close call between St James's, Knightsbridge, Mayfair and Belgravia.

Ranking by maximum price paid puts Knightsbridge streets ahead. The rise of St James's as a contender is partly due to a £500m investment by the Crown Estate, which includes public realm improvements. Marylebone, also showing strong performance over the last 10 years, has similarly benefited from investment and renewal, this being a critical factor in price performance.

You can read the full research report at [www.pastor-realestate.com/villages](http://www.pastor-realestate.com/villages).

## TOP FIVE: PRIME CENTRAL LONDON'S VILLAGES

	NOW VERSUS THEN		TEN YEARS AGO		NOW		NOW	
	DECADE OF PRICE GROWTH % change 2016/2017 from 2006/2007		AVERAGE PRICES THEN per sq ft price 2006/2007		AVERAGE PRICES NOW per sq ft price 2016/2017		MAXIMUM PRICING NOW per sq ft 2016/2017	
1	St James's	170%	Knightsbridge	£1,146	St James's	£2,582	Knightsbridge	£6,344
2	Fitzrovia	147%	Mayfair	£1,062	Mayfair	£2,383	Belgravia	£5,875
3	Mayfair	124%	Belgravia	£1,019	Knightsbridge	£2,270	South Kensington	£5,685
4	Marylebone	119%	Chelsea	£974	South Kensington	£1,776	Mayfair	£5,292
5	Buckingham Gate/ Westminster	106%	South Kensington	£965	Belgravia	£1,762	St James's	£4,853

Source: dataloft, LonRes, note data is for re-sales only (does not include new build prices)





## FOR SALE CONDAMINE, MONACO

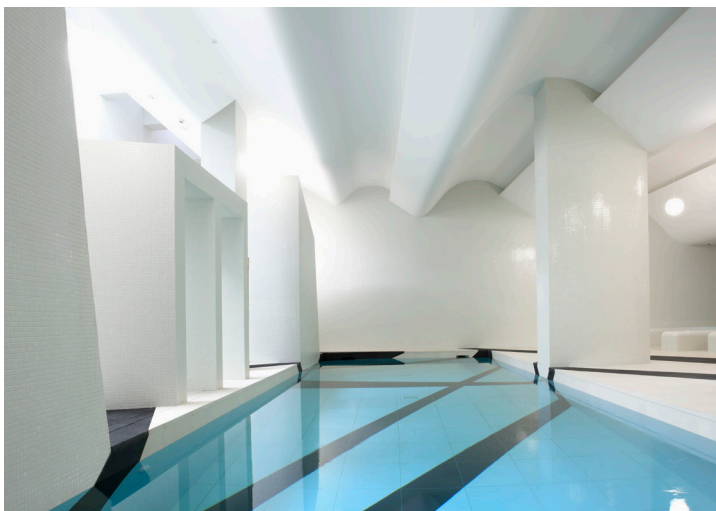
**POA**

**3 Bedrooms | Large Roof Terrace | High Ceilings | Views over the Port | Attic Storage | Car Parking**

Situated within a bourgeois-style building, boasting high ceilings, and only a few steps away from the market of the "Place d'Armes" and local amenities.

This entirely renovated duplex apartment is composed of a beautifully-styled living room, fitted kitchen and dining area leading onto a large balcony. A further 2 bedrooms, bathroom and shower room are located on the same floor. The upper floor benefits from a spacious bedroom with en-suite and a stunning 25 sq m roof top terrace offering spectacular views over the Port.





## TO LET LE SIMONA, MONACO

POA

**4 Bedrooms | Duplex Apartment | Large Terrace with Private Outdoor Swimming Pool | Wellness Centre**

Overlooking the Principality of Monaco and the beautiful centuries-old olive trees of the Parc Princesse Antoinette.

The luxurious duplex apartment is comprised of: a large living room with high ceiling which leads onto a sizable terrace with private outdoor swimming pool, four bedrooms, four bathrooms, fully equipped kitchen, cellar and car parks. The residence benefits from a wellness centre with indoor swimming pool, turkish bath, sauna, hydro-jet massage room, and meeting room.





**FOR SALE GARDEN HOUSE, KENSINGTON GARDENS SQUARE, W2**      **£995,000 - £2,200,000**

**New Development | 1-3 Bedrooms | Porter | Lift | Overlooking and Access to Kensington Gardens Square**

A collection of beautifully refurbished one, two and three bedroom apartments overlooking the tranquil Kensington Gardens Square. This Grade II listed building benefits from an exceptional outlook and direct access onto these exclusive gardens. Located within close proximity to Hyde Park and the extremely fashionable boutique shops and restaurants of Westbourne Grove, with a variety of transport options close by including Bayswater and Queensway tube stations. In December 2018 the long-awaited Crossrail Elizabeth Line is due to launch at Paddington.





## FOR SALE CROMWELL PLACE, SW7

£4,250,000

High Ceilings | Large Patio Terrace | Walk-In Wardrobe | Shower/Hamam | Central Location | Share of Freehold

Measuring approximately 2,427 sq ft (226 sq m), this three bedroom maisonette offers extensive living and entertaining space throughout. Occupying two floors of a grand stucco-fronted building, this immaculately presented duplex apartment has recently undergone a skilful programme of renovation offering versatile living and entertaining space. Featuring double glazing throughout as well as a modern alarm system, the apartment is both quiet and secure.



## FOR SALE ANSDELL TERRACE, W8

£6,000,000

Freehold | Roof Terrace | Dumb Waiter | Underfloor Heating | Centralised Vacuum System | Patio Terrace | Fully Alarmed | Quiet Cul-de-Sac

Measuring approximately 3,020 sq ft (281 sq m) this spectacular four/five bedroom townhouse offers an excellent balance of entertaining, living and bedroom accommodation. This recently renovated property has access to a bright patio garden and stunning roof terrace with views across Kensington. The house has an excellent track record as an investment having been let to high-profile tenants for circa £200,000 per annum in recent years.





## FOR SALE THURLOE PLACE, SW7

£1,345,000

High Ceilings | Private Balcony | Views of V&A Museum | Separate Storage Room | Dual Aspect | Share of Freehold

Finished to exacting standards by the current owner, this immaculately presented first floor apartment would make an ideal pied-a-terre or investment purchase. Measuring approximately 544 sq ft (51 sq m), the accommodation comprises one double bedroom with custom made fitted wardrobes, a fully-fitted bathroom, reception room with dining area, and a semi open-plan kitchen with ample storage. Share of Freehold.



## FOR SALE PORTMAN SQUARE, W1

£2,200,000

6th Floor Apartment | Balcony | 24 Hour Concierge | Lift | Balcony | Interior Designed | Central Location

A beautifully presented sixth floor, two bedroom, two bathroom apartment measuring 916 sq ft (83 sq m) with a balcony, situated in a sought after 24 hour portered block moments from Selfridges and the numerous shops and transport facilities of Oxford Street. The property also benefits from access to the immaculate private gardens of Portman Square offering an oasis of tranquillity in the heart of London. Leasehold.





## TO LET SOUTH AUDLEY STREET, W1

**£775 PER WEEK**

**Newly Refurbished | Traditional Mayfair Red Brick | Interior Designed | Original Features | Exclusive Location**

A rarely available and beautifully presented one bedroom, second floor apartment in a smart building with a lift, moments from Mount Street and the exclusive shops, boutiques, restaurants and hotels of this sought after area. The apartment comprises an entrance hall with guest cloakroom, reception room with large windows and a feature fireplace, a new luxury kitchen, one double bedroom with fitted cupboards, and an en-suite marble bathroom.



## TO LET CHEVAL PLACE, SW7

**£900 PER WEEK**

**1 Double Bedroom | Open Plan Kitchen | Recently Refurbished | High Specification | Excellent Storage | Lift**

An impressive one bedroom apartment on the first floor of this modern building, conveniently located in Knightsbridge, a short stroll from Harrods and close to the amenities and transport links of Brompton Road. This pristine property has been finished to a high specification and offers an entrance hall with guest cloakroom, reception room with an open plan fully fitted kitchen, one double bedroom with good storage, and an en-suite shower room.





## TO LET MARYLEBONE LANE, W1

**£625 PER WEEK**

**Modern Development | Wood Flooring | Interior Designed | Comfort Cooling | Fully Furnished**

A super one bedroom apartment on the sixth floor of this luxury modern development moments from Bond Street tube, the Oxford Street shops, and the amenities of Marylebone High Street. This spacious property is flooded with natural light and offers an entrance hall, reception room, one double bedroom, bathroom, a separate fully fitted kitchen with granite worktops, comfort cooling, excellent storage throughout, and video entry phone.



## TO LET HALLAM STREET, W1

**£1,300 PER WEEK**

**3 Bedrooms with Fitted Wardrobes | 2 Bathrooms | Portered Block | Close to Transport | Double Reception**

A large well presented three bedroom lateral property within walking distance of both Oxford Circus and Great Portland Street stations, and a short walk to Regent's Park. The apartment is situated on the first floor of a popular portered block with a lift and comprises an entrance hall, bright double reception with bay windows, a large fully fitted separate kitchen, three bedrooms, all with fitted wardrobes, two bathrooms, and a guest cloakroom.



# RECENTLY LET BY PASTOR REAL ESTATE



ST JAMES PLACE, SW1

£2,950 PER WEEK



ABELL HOUSE, SW1

£2,500 PER WEEK



PARK STREET, W1

£1,850 PER WEEK



1 KENSINGTON GARDENS, W8

£1,800 PER WEEK



CLARGES STREET, W1

£650 PER WEEK



SHEPHERD HOUSE, W1

£595 PER WEEK



MARKHAM STREET, SW3

£575 PER WEEK



GROSVENOR STREET, W1

£500 PER WEEK





## **TO LET GROSVENOR STREET, W1**    **£100 PER SQ FT P.A.**

**3rd Floor Office Space | 1 or 2 Offices | Private Terrace | Manned Reception | 24 Hour Security**

A stylish high-end office located on the third floor in 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.





48 CURZON STREET

Pastor Real Estate,  
48 Curzon Street,  
MAYFAIR, W1J 7UL  
T +44 (0)20 3195 9595  
F +44 (0)20 3195 9596  
E [contact@pastor-realestate.com](mailto:contact@pastor-realestate.com)

## INVESTMENT



**CHRISTOPHER MITCHELL**  
BSc (Hons) MRICS  
Head of Investment

## DEVELOPMENT



**FANNAR HARALDSSON**  
(MA ARCH, BA ARCH)  
Head of Development

## PROPERTY MANAGEMENT



**BARRY DALY**  
(MARLA)  
Head of Property Management

## MARKETING



**MARK MCMANUS**  
BSc (Hons)  
Marketing Manager

## LETTINGS



**SUSAN COHEN**  
(MARLA)  
Head of Lettings



**SPENCER TAFFURELLI**  
(MNAEA, MARLA)  
Lettings Manager



**MEGAN SANDOW**  
(MARLA)  
Senior Lettings Negotiator



**SOFIE KOFOD**  
Lettings Negotiator



**LOUIZA SYMEOU**  
Lettings Team Administrator



**ISALINE SERGEANT**  
Office Administrator

## SALES



11 CURZON STREET

Pastor Real Estate,  
11 Curzon Street,  
MAYFAIR, W1J 5HJ  
T +44 (0)20 3879 8989  
F +44 (0)20 3195 9596  
E [contact@pastor-realestate.com](mailto:contact@pastor-realestate.com)



**DAVID LEE**  
Head of Sales



**SEBASTIAN GREENWOOD**  
Senior Sales Negotiator



**SIMON GREEN**  
Senior Sales Negotiator



**AUDREY LEMASSON**  
Receptionist

## SALES



8 ELYSTAN STREET

Pastor Real Estate,  
8 Elystan Street,  
CHELSEA, SW3 3NS  
T +44 (0)20 3953 1000  
F +44 (0)20 3195 9596  
E [contact@pastor-realestate.com](mailto:contact@pastor-realestate.com)



**PHILIP COOK**  
Senior Sales Negotiator



**ELISABETH ERARD**  
(MARLA)  
Senior Lettings Negotiator



**KATY BIRCH**  
(MARLA)  
Senior Lettings Negotiator





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8 Elystan Street  
Chelsea  
London SW3 3NS  
T. +44 (0)20 3953 1000  
E. [contact@pastor-realestate.com](mailto:contact@pastor-realestate.com)



48 Curzon Street  
Mayfair  
London W1J 7UL  
T. +44 (0)20 3195 9595  
E. [contact@pastor-realestate.com](mailto:contact@pastor-realestate.com)



11 Curzon Street  
Mayfair  
London W1J 5HJ  
T. +44 (0)20 3879 8989  
E. [contact@pastor-realestate.com](mailto:contact@pastor-realestate.com)

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