



PERSPECTIVES™

ISSUE 18 | JUNE 2019



LONDON | MONACO

Block Management services provided by Pastor Real Estate

In this edition, we take a more in-depth look at some of the properties within our portfolio and how we are working with our clients to deliver a comprehensive Planned Preventative Maintenance Programme, ensuring that the upkeep of those properties is carried out in accordance with local planning conditions, statutory requirements and within a specified budget.

We currently have a number of maintenance projects underway across the portfolio and these range from internal redecorations, to extensive structural repair and renovation works.

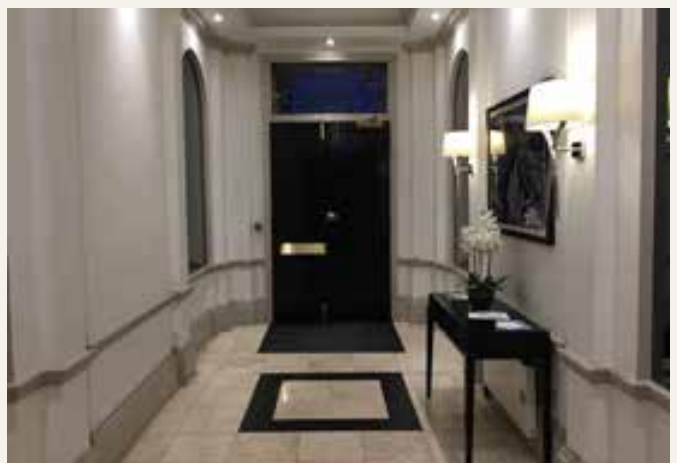
Case Study – Internal redecoration works to New Cavendish Street (Grade II Listed)

New Cavendish Street is a Grade II listed property situated just off Harley Street in the heart of Marylebone.

Our client requested a programme for internal redecorations that not only improved upon the existing finish of the shared internal areas, but also sought to truly emphasise the period feel and exclusivity of the property. By liaising closely with our client and undergoing an extensive consultation period with the flat owners, we presented a design that provided a classic yet modern feel to an extremely high specification finish which also incorporated necessary safety systems such as emergency lighting and fire alarms.

The end result of the project is a residential property which now has the look and feel more synonymous to that of a modern boutique hotel, providing the residents with a desirable and exclusive place in which to live.

As part of the ongoing Planned Preventative Maintenance Programme, 82 New Cavendish Street is currently undergoing further refurbishment work to the Penthouse, with exterior repair and redecoration works to be completed by the end of 2019, which are being overseen by Pastor Real Estate.



We are delighted to announce the recent addition of another exclusive property at Coleherne Road to our growing Block Management portfolio! Situated in fashionable Earls Court; this is one of 8 properties now under our management within the Earls Court area and we look forward to working with the residents in establishing a bespoke long-term maintenance and financial programme.

04-07



MARKET UPDATE

An update on Prime Central London's property market.

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AQUISITION SERVICE

Find out how our dedicated team can guide you through the property acquisition process.

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Some of Mayfair, Marylebone and Chelsea's most desirable lettings properties.

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A look back at the sunny citrus display at Pastor Real Estate's Chelsea agency, to mark the 2019 RHS Chelsea Flower Show.

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MONACO PROPERTIES

Coming to Monaco in 2021, the Villa Palazzino residence development will provide luxury accommodation on the elegant "Rue Bel Respiro".

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Office, retail and other commercial properties currently available to let with Pastor Real Estate.

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SALES PROPERTIES (LONDON)

Some of prime central London's most desirable sales properties.

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DIARY DATES

Your essential guide to the unmissable events taking place this summer in London.

PERSPECTIVES

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LONDON | MONACO

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Sales | Lettings
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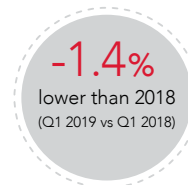
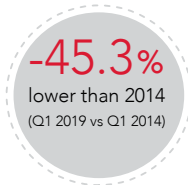
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LONDON MARKET UPDATES: SALES



PRIME CENTRAL LONDON TRANSACTION VOLUMES



0.6%
Average Annual Growth
England and Wales
(February 2018 to February 2019)

-3.8%
Average Annual Growth
London
(February 2018 to February 2019)

-3.6%
Average Annual Growth
Kensington & Chelsea
(February 2018 to February 2019)

-0.6%
Average Monthly Growth
England and Wales
January 2019 to February 2019

-2.0%
Average Monthly Growth
London
(January 2019 to February 2019)

-2.0%
Average Monthly Growth
Kensington & Chelsea
(January 2019 to February 2019)

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 (Q4 2018 and Q1 2019)

		Lowest Price	Highest Price	Average Price	Number of Sales	Average £psf
Mayfair	Houses	£1,725,000	£38,800,000	£16,800,000	6	£2,309
	Flats	£350,000	£56,000,000	£4,070,000	44	£1,828

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 421 private residential units with planning permission across Mayfair within 20 separate schemes. This includes all private residential units with planning permission or under construction.

There are 49 units at application stage thanks to two applications submitted in December 2018. 42 units at Nightingale House and 7 at South Audley Street.

There are 13 schemes which have been granted permission, set to bring an additional 265 units to the area. Since the end of 2018, an additional six units were granted permission in March at 6 Hill Street.

Six schemes are set to deliver 25+ units. The largest scheme with permission remains Berkeley Square.

There are now seven schemes under construction across Mayfair, one third of units in the current pipeline.

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

Small schemes at the Former In and Out Club (7 units) and 63 Piccadilly (9 units) have both commenced construction in 2019. Units under construction represent 32% of the current planning pipeline

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



PRIME CENTRAL LONDON AT A GLANCE, SW1, SW3, SW7, SW10, W1 Q1 2019 V Q1 2018



-7.7%
decrease in average price/square foot
OF ALL PROPERTY
down to £1,500
Q1 2019 vs Q1 2018



-8.1%
decrease in average price/square foot
APARTMENT
down to £1,474
Q1 2019 vs Q1 2018



-4.2%
decrease in average price/square foot
HOUSE
down to £1,653
Q1 2019 vs Q1 2018

Source: LonRes / Dataloft

CHELSEA MARKET - SW3 Sales in the last 2 quarters (Q4 2018 and Q1 2019)

		Lowest Price	Highest Price	Average Price	Number of Sales	Average £psf
Chelsea	Houses	£1,250,000	£12,000,000	£4,040,000	32	£1,735
	Flats	£250,000	£25,000,000	£1,950,000	79	£1,459

Source: LonRes/Dataloft

DEVELOPMENT MARKET

Chelsea

There are currently 353 private residential units with planning permission across Chelsea across 14 schemes. This includes all private residential units with planning permission or under construction.

An application for a small scheme (8 units) at Brompton Place has been submitted during the first quarter of 2019. A decision is yet to be made regarding the application. In addition, the application for a 32-unit scheme at the former Chelsea Police Station submitted in June remains outstanding.

The Housing Secretary James Brokenshire has dismissed the Clarion Housing Group appeal regarding the refusal of 106 private units on

the William Sutton Estate, part of a larger 334-unit scheme. He agreed with the Royal Borough of Kensington and Chelsea decision that the scheme would result in the unacceptable loss of social housing.

There remain 132 new units under construction in Chelsea, across six different schemes, one third of all units proposed across Chelsea are currently under construction.

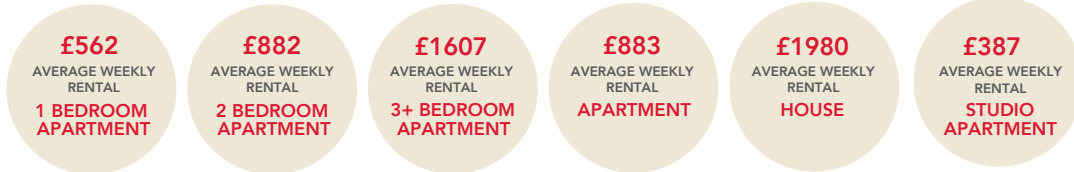
The largest schemes currently within the planning pipeline across Chelsea remain the Clearings I and II (78 units), granted permission in 2016, and Chelsea Farmers Market (59 units), due for completion in 2020.

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

LONDON MARKET UPDATES: LETTINGS



PRIME CENTRAL LONDON AT A GLANCE, SW1, SW3, SW7, SW10, W1 (Q1 2019 v Q1 2018)



4.2%
increase in average weekly rental price **OF ALL PROPERTY** up to £976
Q1 2019 vs Q1 2018



3.9%
increase in average weekly rental price **APARTMENT** up to £883
Q1 2019 vs Q1 2018



6.3%
increase in average weekly rental price **HOUSE** up to £1,980
Q1 2019 vs Q1 2018

Source: LonRes / Dataloft



Example: Two bedroom flat on Curzon Street, Mayfair. Let for £1,200 per week in May 2019

UK Rental Market (Annual Growth)

	March 2019	February 2019	February 2018
Great Britain	1.1%	1.1%	1.1%
GB (exc London)	1.5%	1.5%	1.6%
Flats	0.5%	0.2%	0.1%

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

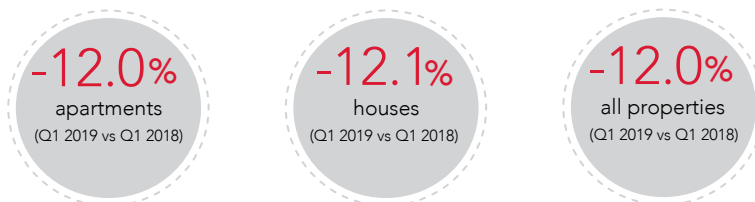
- Annual growth in rents remains muted, rising by just 1.1% in the 12 months to March, unchanged from a year ago. Excluding London, annual growth in rents was 1.5%, unchanged from January.
- Rental values across London rose by 0.5% in the year to March, the highest rate of annual growth since November 2017.
- The mean monthly rent across Kensington & Chelsea is £3,173 compared to £1,679 across London. The mean monthly rent for the top 25% of properties let across Kensington and Chelsea is £3,467, compared to £1,863 across London¹

Source: ¹ Valuation Office Agency (December 2018, summary of monthly rents recorded in the year to 31st September 2018)(N.B. this data is updated biannually June and December)



PRIME CENTRAL LONDON RENTAL TRANSACTION VOLUMES

(Q1 2019 v Q1 2018)



Source: LonRes / DataLoft



Example: Two bedroom duplex flat on Bolton Street, Mayfair. Let for £950 per week in March 2019

MAYFAIR MARKET - W1J AND W1K

Rentals in the last 2 quarters (Q4 2018 and Q1 2019)

	Min weekly rent	Max weekly rent	Average weekly rent	No. of lets
Houses	£900	£8,200	£3,596	7
Flats	£425	£6,750	£1,565	205

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

CHELSEA MARKET - SW3

Rentals in the last 2 quarters (Q4 2018 and Q1 2019)

	Min weekly rent	Max weekly rent	Average weekly rent	No. of lets
Houses	£750	£7,900	£2,250	59
Flats	£235	£6,700	£737	431

Source: LonRes / DataLoft



PASTOR FLOWER SHOW

With the arrival of the **RHS Chelsea Flower Show 2019**, the Pastor Real Estate team was once again delighted to join in with local tradition and adorn the Chelsea Green agency with a magnificent seasonal display.

Each year, in anticipation of the Flower Show, the streets of Chelsea are transformed as local boutiques and restaurants decorate their shop fronts with dazzling floral displays.

Some shops adopted this year's "Under the sea" theme set out by the "**Chelsea in Bloom**" competition, an annual contest that coincides with the flower show and is open to businesses within a set boundary around Sloane Square. Other exhibits opted to "reconnect with nature", a leading theme at the show itself this year.



But Pastor Real Estate chose to bring sunshine to the borough and pay tribute to the verdure of the **Côte d'Azur** and the Pastor Real Estate Monaco connection, by decorating the Chelsea Green agency entrance with an arch of orange and lemon trees and delicate orange blossom flowers.

The lush, verdant installation was made possible thanks to the creative hands of those at **Paul Thomas Flowers**, who have been Pastor Real Estate's supplier of fresh flower arrangements on a weekly basis for many years. Their team took inspiration from the vibrant citrus trees that can be found bordering the parks and gardens of Monaco and also the annual "**Fête du Citron**" (Lemon Festival), held nearby in the town of Menton, France. The carnival has been running since 1934 and boasts spectacular sculptures formed of oranges and lemons; in total 145 tonnes of citrus fruits are used! The celebration is followed by a market, where the fruits and flowers used to create the works of art are available to purchase.

The Chelsea agency's botanical citrus display was unveiled one evening during the week of the Flower Show, as the team welcomed guests to share drinks and canapés and soak up the Mediterranean atmosphere.

Paul Thomas Flowers

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ORANGERIES

As citrus fruits began to arrive into Europe around the start of the 16th century, many wealthy home-owners in Britain built orangeries to be able to house citrus trees during the winter months and enjoy such exotic fruits more frequently. An orangery was considered a great status symbol. Around London, it is still possible to view some examples of these impressive structures.

Kensington Palace

Enjoy wonderful views of Kensington Palace grounds from the Orangery in Kensington Gardens, open for breakfast, lunch and afternoon tea.

The Orangery was designed for Queen Anne by the architect Nicholas Hawksmoor, who was also responsible for the design of St Paul's Cathedral and Blenheim Palace, amongst other edifices.



Kensington Palace

Holland Park

This Orangery is an elegant palace where receptions were once held by Lord and Lady Holland. It is set in the pretty grounds of the park and used today for private events, weddings and art exhibitions. It is surrounded by a fragrant rose garden and also the Japanese garden, Kyoto Park.



Kew Gardens

Kew Gardens

The Orangery at Kew Gardens dates back to 1761 and was designed by William Chambers. Unfortunately, due to low levels of natural light, it was found to be ineffective for growing citrus fruits, and was instead used to house plants too large for the other buildings at Kew Gardens. Today it is available for hire for receptions and corporate events.

SWEET FOUGASSE WITH ORANGE BLOSSOM AND ORANGE ZEST



YIELD: Makes 2 loaves
ACTIVE TIME: 45 min
TOTAL TIME: 4 1/2 hr

Ingredients for 2 loaves

For starter

- 1 tsp. sugar
- 125 ml warm water
- 2 tsp. instant yeast
- 60 gr wheat flour

For dough

- 180 gr All Purpose flour
- 180 gr Bread Flour
- 2 tbsp. sugar
- 1 & 1/4 tsp. salt
- 1 tsp. anise seeds or fennel seeds, lightly crushed
- 160 ml water
- 2 tsp. orange-flower water or orange juice
- 1 tsp. finely grated fresh orange zest
- 80 ml extra-virgin olive oil + 1 tbsp. for brushing
- 1 & 1/2 tsp. coarse sea salt

Method

Make starter:

1. Stir together the sugar and warm water. Sprinkle the yeast over the mixture and leave to stand for about 5 minutes until bubbly.
2. Whisk the flour into the yeast mixture until combined well. Cover loosely with cling film and leave to rise for 30 minutes.

Make dough:

3. Add the sugar, salt, crushed anise seeds, water, orange-flower water, zest, oil, and 45 g of flour to the starter and beat until smooth. Slowly mix in the remaining flour until a soft dough forms.
4. Turn the dough out onto a lightly floured surface and knead for 8-10 minutes, until smooth and elastic. Form into a ball and transfer to a lightly oiled large bowl, turning the dough to coat with oil. Cover the bowl with cling film and leave the dough to rise until doubled in size (about 1 - 1 1/2 hours).
5. Punch down the dough to release the air (do not knead), then halve. Pat out each half into an oval (about 30 cm long and 0.5 cm thick), then transfer to 2 lightly oiled large baking sheets.
6. With a sharp knife, make a cut down the centre of each oval "leaf," cutting all the way through to baking sheet and leaving a 2.5 cm border on each end. Make 3 shorter diagonal cuts on each side of the original cut, leaving a 2.5 cm border at the ends, to create the look of leaf veins (do not connect the cuts). Gently pull apart the incisions about 4 cm. Leave to stand, uncovered, for about 30 minutes.
7. Preheat oven to 190°C/170 Fan.
8. Brush the loaves with the remaining tablespoon of oil and sprinkle with the coarse sea salt. Bake for about 35-40 minutes until the loaves are golden brown and sound hollow when tapped on the bottom. Transfer the loaves to a rack and cool to room temperature.



A BESPOKE PROPERTY ACQUISITION SERVICE

Our Team:



Case Studies:



Benefits of Our Service

We realise that our clients lead exceptionally busy lives and that time is often in short supply. Add this to the labyrinth of changes imposed upon the prime central London property market over recent years and it is little wonder that we have seen a dramatic increase in the number of clients instructing Pastor Real Estate to act as their buying agent.

Our experienced team are able to cover the entirety of the prime central London market, acting solely in our clients' interest to acquire the perfect London property. With a network of contacts throughout the property industry, we are able to target private and off-market sellers, discreet sales and investment opportunities. Our clients benefit from having one point of contact who is dedicated to acting for them.

Following an initial consultation and having gained a detailed understanding of your search requirements, we will then be ready to preview properties, carry out further research and ultimately short-list a range of options for review. Should you wish to discover further information regarding our bespoke property acquisition service, please contact a member of the Pastor Real Estate sales team (London) on +44 (0)20 3878 8989 or Pastor Immobilier (Monaco) on +377 (0)97 70 20 70.

Belgravia Mews House SW1X

We acquired a 4 bedroom mews house on behalf of a Monaco based client, searching for a London home in Belgravia.

After reviewing and visiting more than thirty options over the course of six months, we successfully negotiated the purchase of a newly built mews house in a premier street in Belgravia.

Pastor Real Estate were instrumental in securing the property for our client in a competitive bidding situation with two other interested parties.

Following the completion of the sale, Pastor Real Estate were on hand to transfer across all of the utility services and were able to recommend various contractors for further improvements to the house.

Client Testimonial

"Pastor Real Estate are an all-round real estate company who provide a great service, tailored to your requirements before and after an acquisition."



Kensington Pied-a-terre, W8

We were delighted to be appointed as a retained buying agent for a European businessman searching for a London base in a quiet enclave of Kensington, W8.

In order to provide the highest quality of service, we organised a meeting with the client and successfully shortlisted a number of relevant options based on their search requirements. Having reviewed and analysed a short list of 6 properties over the course of a month, the client wished to pursue an exclusive 3 bedroom apartment.

The property exchanged contracts within 4 weeks from acceptance of the offer, during which time the purchaser was kept engaged and up to date with the entire sales process.

Client Testimonial

"Pastor Real Estate were an absolute pleasure to deal with. They make you feel as though they are fighting for your best interest and accompany you through the process by providing invaluable advice."



One Bedroom Investments, SW3, W1, SW1

After the initial consultation, a strategy was formulated to build a portfolio of 1 bedroom investment properties. We worked closely with the client whilst they were in London visiting a short list of options in order to gain a better understanding of their preferences and investment criteria. From here much of the process was done remotely via video viewings, detailed pictures and telephone consultations all followed up with written analysis. This enabled the client to make informed decisions without the need to board a flight.

To date we have acquired four one-bedroom properties with two further apartments currently under offer.

Client Testimonial

"Sebastian has now advised me on multiple purchases in London, he is very knowledgeable and always comes through with well thought out recommendations, being able to trust an individual to handle such affairs with the upmost professionalism gives me the confidence I require when making decisions from the other side of the world."



VILLA PALAZZINO

FOR SALE

RUE BEL RESPIRO, MONACO

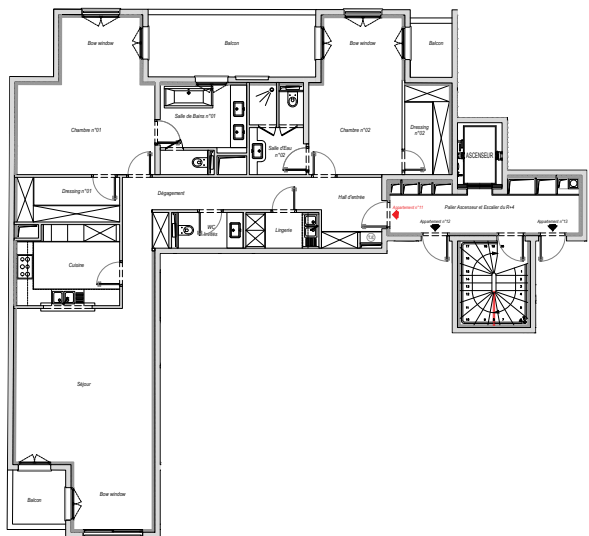
9,036,000 €

2 bedroom apartment | 4th floor | Steps away from the Carré d'Or and Casino Square

Benefiting from high quality finishes throughout, this 2 bedroom apartment of 194m² comprises a spacious reception room opening on to a balcony, a fully fitted kitchen, laundry room, guest lavatory and 2 bedrooms, both with an en-suite bathroom and fitted dressing room. 2 car parking spaces complete this property.

This new development is set for completion in June 2021.

For further information, please contact **Pastor Immobilier** at contact@pastor-immo.mc or + 377 97 70 20 70





Villa Palazzino



Villa Palazzino



FOR SALE CHARLES STREET, MAYFAIR, W1J

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 833 ft² (77m²) mews accommodation located to the rear which is available for purchase via separate negotiation (Offers In Excess of £2,000,000).



FOR SALE HAYS MEWS, MAYFAIR, W1J

OFFERS IN EXCESS £2,000,000

Charming Mayfair Mews House | For Sale Individually Or Part Of A Larger House Sale On Charles Street

Hays Mews is arranged over the ground, lower ground and first floors. Extending to 833 ft² (77 m²) this unlisted 1 bedroom mews house offers scope for further refurbishment and re-organisation. Given its prime location, this charming property would make an ideal pied-à-terre or investment purchase.



FOR SALE (OFF MARKET) BELGRAVIA, SW1W

PRICE ON APPLICATION

Beautifully Refurbished Family Home | 6 Bedroom Suites | Lift

This elegant and impressive family house, dating back to circa 1905 has recently undergone a complete programme of refurbishment and renovation and has been interior designed to an exceptional level of finish. The house includes a passenger lift and a number of other original features characteristic of this era.



FOR SALE EATON SQUARE, BELGRAVIA, SW1W

£1,195,000

1 Bedroom Apartment | Exclusive Address | Private Garden | Access To Eaton Square Gardens | 24 Hour Security & Porter

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 1 bedroom apartment with additional guest room, measures 1,134 ft² (105 m²) and features a private garden and access to Eaton Square Gardens. Please note that the current Grosvenor 20 year lease expires in April 2032.



FOR SALE ENSOR MEWS, SW7

£2,000,000

2 Bedroom Mews House | Completely Rebuilt | Abundance Of Natural Light | Sought After Area | Tenure: Freehold

This beautifully designed mews house has been completely rebuilt to a very high standard that provides accommodation set over three floors. The house benefits from plenty of natural light throughout due to a large ceiling window in the stairwell allowing light to flood into every floor. Located in a sought after and quiet mews, residents are within a moment's walk of South Kensington for all the restaurants, bars, boutiques, museums and parks that this area is well renowned for.



FOR SALE SLOANE STREET, SW1X

£1,500,000

Prime Knightsbridge Location | Portered Building | Air Conditioning | Long Leasehold

This well presented 2 bedroom apartment is located in a portered building in the heart of Knightsbridge, a stone's throw from all the designer shops and boutiques of Sloane Street. Benefitting from being quietly located on the first floor and measuring approximately 798 ft² (74.13 m²) the apartment would make a perfect pied-à-terre or investment purchase. Long Leasehold.



TO LET BOLTON STREET, W1J

£600 PER WEEK

1 Bedroom | Newly Refurbished | Period Building

An exceptional recently refurbished modern one bedroom first floor apartment behind the façade of a Mayfair period building which must be seen to be fully appreciated. Bolton Street, with its mix of modern and traditional Mayfair buildings is conveniently located a few minutes' walk away from the tube at Green Park (Jubilee, Victoria & Piccadilly lines) offering easy access to all areas of London and the City.



TO LET PARK MANSIONS, SW1X

£1,600 PER WEEK

Large Lateral Apartment | 24 Hour Porter | 3 Bedrooms

A spacious and well-presented three bedroom flat on the second floor of a sought-after Knightsbridge building. The flat has a large entrance hallway which leads onto a bright, spacious double reception, high-spec modern eat-in kitchen, TV room, three double bedrooms (two en-suite) and a further single bedroom, with additional space for a study. This lateral apartment boasts generous living space and excellent storage throughout.



TO LET PARK STREET, W1K

£795 PER WEEK

1 Bedroom | Lift | Period Building | Available Now

Exceptional, one bedroom apartment set within a red brick period Mayfair building between Grosvenor Square and Park Lane. This elegant apartment is quietly situated on the fourth floor with a lift and has been furnished and fitted to the highest specification (extending to 758 ft² (70.42 m²)).



TO LET BERKELEY SQUARE, W1J

£1,850 PER WEEK

3 Bedroom | Lift | Porter | Interior Designed

Rarely available, magnificent, newly refurbished apartment on the 6th floor of this exclusive residential block with treetop views over Mayfair's Berkeley Square.



TO LET THE KNIGHTSBRIDGE, SW7

£4,500 PER WEEK

3 Bedroom | Lift | 24 Hour Porter | Residents Gym | Swimming Pool

An exceptional eighth floor apartment in this much sought after building in Knightsbridge, with 24 hour concierge service, resident's gym and swimming pool. The apartment has been designed to an extremely high standard and has fantastic views over west London.



TO LET MARYLEBONE LANE, W1U

£850 PER WEEK

2 Bedroom | Lift | Terrace | Security | Available Now

Exceptional, newly decorated two bedroom apartment with a roof terrace in this modern luxury development, ideally located close to the shops, restaurants and transport facilities of Marylebone and the West End, with Bond Street tube station (Jubilee & Central lines) just a few minutes' walk away.

COMMERCIAL



TO LET CLARGES STREET, MAYFAIR, W1J

RENT ON APPLICATION

Self-contained office building | Air conditioning & underfloor heating | High quality engineered wood flooring throughout | New hydraulic passenger lift | 100 Mb fibre line with CAT 6 cabling | 24 hour access with secure video entry system and programmable key fobs | Excellent natural light from both sides | Ceiling heights 2.7 - 3.0m | Energy efficient LED lighting throughout | Kitchen / kitchenette facilities | Bike storage and shower room

Brand new Grade A office development in Mayfair, benefitting from a beautiful brick-built period façade, with ornate cast iron balcony detailing. Behind, the new build modern office accommodation is arranged over six floors with floorplates ranging from 409-936 ft² (38 m²-87 m²), and a net internal area of 4,400 ft² (408.9 m²).

COMMERCIAL



TO LET HALF MOON STREET, MAYFAIR, W1J

£105,000 PER ANNUM

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 1,218 ft² (113m²) of high quality office accommodation arranged over the 2nd and 3rd floors 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.



TO LET CURZON STREET, MAYFAIR, W1J

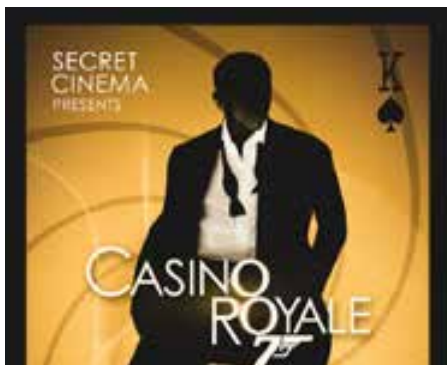
£120,000 PER ANNUM

Self Contained Offices | Private Roof Terrace | Secure Entrance with Videophone |

Self-contained offices available to let on Mayfair's Curzon Street. The office space has a net internal area of 1,460 ft² (136m²), and benefits from a private roof terrace, and a secure entrance with videophone. The office space is available on a new lease directly from the landlord.

WHAT'S ON THIS SUMMER IN LONDON

Diary Dates For Summer 2019



SECRET CINEMA: CASINO ROYALE

5th June - 22nd September
Standard tickets from £49
VIP packages from £125

Be transported into the world of James Bond and spend the evening sipping martinis as you take part in the 'Operation Wild Card' mission at Secret Cinema's Casino Royale show. Each member of the audience receives mission details, an alias and classified information. Then it's time to channel your inner spy as the most memorable scenes of the film unfold all around you.



MICHAEL PALIN: LIVE ON STAGE

22nd June
Tickets £29.50-£39.50

TV presenter Michael Palin will be doing a one-man stage show at Cadogan Hall, where he presents his latest bestselling book *Erebus: The Story of A Ship*. The Monty Python star brings to life the Antarctic voyages of HMS Erebus and also recounts his own life story, talking about how comedy and adventure have shaped his life during a rich and diverse career.



TASTE OF LONDON

19th - 23rd June
Tickets from £23

Five days of top flight food, drink and entertainment at Regent's Park, Taste of London is a wonderful al fresco summer festival of all things food. It's a wonderful excuse to indulge in some delicious gluttony as you work your way through sample sized dishes from London's top restaurants. Top chefs attend, including a flurry of Michelin starred names, and give demos to show off their culinary handiwork.



HOUSE AND GARDEN FESTIVAL

19th-28th June
Advance day tickets £16 (on the door £20)

Olympia London is showing three individual events under one roof: House & Grow London, Spirit of Summer and The Arts and Antiques. Shop the best in summer living, artisan food and drink, browse through a wide selection of furniture, flooring, lighting and accessories for all interior spaces, and choose from art, sculpture and decorative pieces from 160 leading British and international galleries.



ROYAL ACADEMY OF ARTS SUMMER EXHIBITION

10th June - 12th August
Tickets £18 (without donation £16)

The Royal Academy, on Piccadilly, celebrated 250 years running their annual Summer Exhibition last year. This year's exhibition will be curated by British painter Jock McFadyen RA. Works are selected by Royal Academicians and include pieces by established and up and coming artists, as well as first-time exhibitors. Most of the works will be on sale, with proceeds funding the non-profit activities of the RA and the education of future artists.



LIVE AT CHELSEA

13th - 16th June
Standard tickets from £63.25
VIP packages from £74.10

The Royal Hospital will be hosting a series of concerts for the fifth year running. The show, Live At Chelsea, presents Toto on the first day, followed by salsa, flamenco, pop group The Gipsy Kings taking the stage on Friday. Tom Jones closes the event with performances over the weekend. The Royal Hospital is home to the Chelsea Pensioners and a portion of the ticket sale proceeds will go towards funding their care and the hospital site.

THE TEAM

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Head of Investment

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FANNAR HARALDSSON

(MA ARCH, BA ARCH)
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