



# PERSPECTIVES™

ISSUE 16 | DECEMBER 2018



LONDON | MONACO

## DIARY DATES FOR WINTER 2018/19

### Winter Wonderland at Hyde Park 22 November - 6 January

Christmas Markets, Ice Rink, Fairground Rides, and much more. London's most-loved Christmas event returns.

### Natural History Museum Ice Rink Until 6 January

London's most enchanting ice rink, featuring a row of trees dripping in fairy lights, and a majestic Christmas tree in the middle of the ice.

### Christmas Lights in London Until January

London twinkles as the illuminations give the City an instant festive makeover. Oxford Street and Carnaby are worth checking out!

### Christmas Period 24-26 December

### New Year's Eve 31 December

Head to Thames Riverside on London's South Bank for an impressive display of over 12,000 fireworks.

### New Year's Day Parade 1 January

Celebrate 2019 with this annual parade through Central London, featuring thousands of performers and colourful floats.

### The London Art Fair 16-20 January

Wander through more than 100 galleries presenting the great names of 20th Century modern British art.

### Valentine's Day 14 February 2018

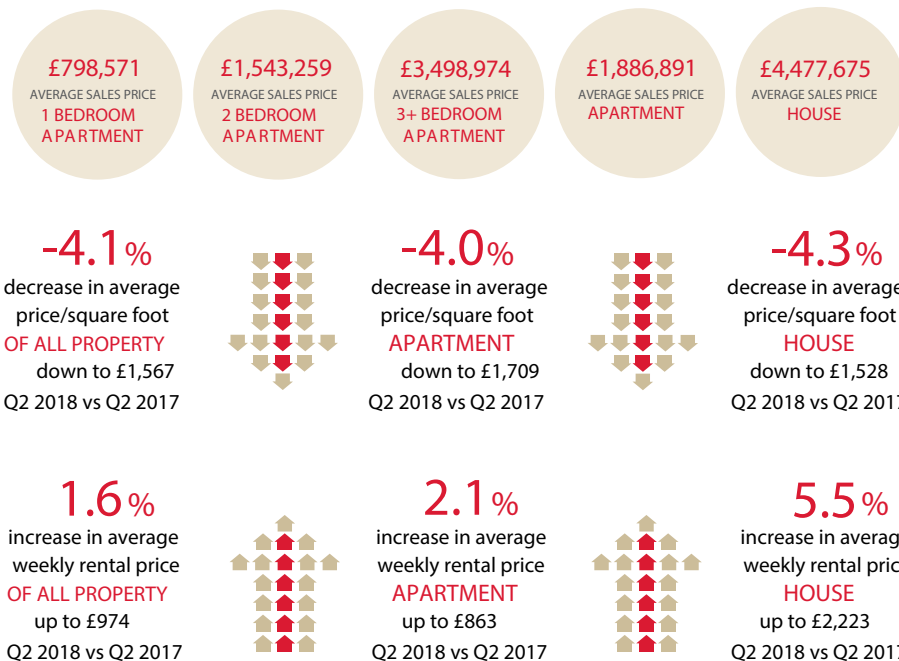
The annual celebration of love returns - our guide to London's shopping hotspots may come in handy!

### London Classic Car Show 14-17 February

Examine some of the best classic cars that have ever been created, see racing greats, and meet car manufacturers at this celebration of motoring.



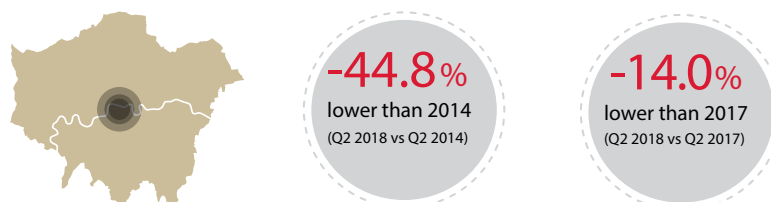
### PRIME CENTRAL LONDON AT A GLANCE SW1, SW3, SW7, SW10, W1 (Q2 2018 v Q2 2017)



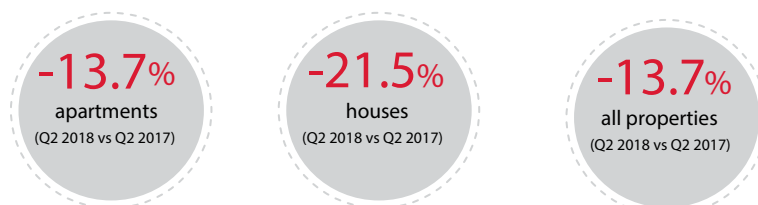
### MAYFAIR MARKET - W1J AND W1K Sales in the last 2 quarters (Q1 2018 and Q2 2018)

	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



### 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).



An update on Prime Central London's property market.



Our pick of the best places to ring in the New Year!

## 06-07



### LONDON'S SHOPPING HOTSPOTS

With the Christmas season fast approaching, we detail London's top shopping hotspots!

## 08



### 2018/19 SKI DESTINATIONS

France? Switzerland? There's a lot to choose from. We've selected our favourites.

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### RALLYE MONTE-CARLO HISTORIQUE

The 22nd Edition of Rallye Monte-Carlo Historique will take place in Jan-Feb 2019.

## 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 available through Pastor Real Estate. More available on the website.

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# MARKET UPDATE: PRIME CENTRAL LONDON



**David Lee, Head of Sales**

After a turbulent 12 months in London's Prime Central housing market, prices are set to recover once a final Brexit deal is negotiated and transition agreements put in place.

Previous doubts over London's ability to continue as the world's most important financial centre have been overplayed. A number of commentators have speculated that positive price growth will return in 2019 and beyond, albeit at more moderate levels.

Following the aftermath of years of sluggish price performance in the central postcodes, increased economic certainty will help encourage buyers take action next year. Whilst 2018 saw many would-be purchaser's "watching and waiting", 2019 may well be prove to be a turning point into more positive territory. With a number of high quality sales instructions available for purchase, now is the perfect time to contact our sales office.



**Susan Cohen, Head of Lettings**

With a degree of uncertainty prevailing throughout 2018 during the Brexit negotiations, it has nevertheless proven to be a busy year for Lettings. Levels of good quality stock have been suppressed and investors are trading carefully whilst waiting to see how the political situation unfolds. The busy summer period, which typically ranges from June to October, appeared to start slightly later than usual this year, with welcomed activity continuing well into November.

There has been a marked increase in the number of tenants deciding to extend or renew their current tenancies, thus stifling fluidity in the market. As a direct result of the lack of choice, there have been notable increases in the number of tenants searching the market for longer term tenancies of two years or more, with landlords being more flexible on asking rents, to enjoy the security that a long term tenancy brings. We predict a modest start to



**Spencer Taffurelli, Lettings Manager**

2019, with a number of corporate and professional tenants awaiting the full outcome of Brexit, followed by a steady rise in new tenancies over the course of the 2nd and 3rd quarters of 2019.

**For more information on the current property market in Prime Central London, contact our dedicated, professional Sales and Lettings teams.**

## **Sales**

**11 Curzon Street, Mayfair  
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## **Lettings**

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www.pastor-realestate.com**



# NEW YEAR'S EVE IN LONDON - OUR TOP PICKS

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## PARTY ANIMALS: NYE AT THE NATURAL HISTORY MUSEUM

Celebrate the New Year at one of London's most magical venues - the Natural History Museum. Channel your inner 'party animal' and send off 2018 dancing beneath the largest creatures to have ever lived. With a silent disco, face painting and 'edible insects' - it's sure to be fun for all of the family.

**Date:** 31st December 2018 **Time:** 10am onwards **Location:** Natural History Museum **Tickets:** [www.nhm.ac.uk](http://www.nhm.ac.uk)

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## BLACK TIE YACHT PARTY

With a prime view of the fireworks, the Black Tie Yacht Party is adding extra glamour to this year's New Year's Eve celebrations. The boat kicks things off with champagne and canapes, before moving on to a six-course meal, open bar, and live band.

**Date:** 31st December 2018 **Time:** 8pm-1am **Location:** Barbican **Tickets:** [www.designmynight.com](http://www.designmynight.com)

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## ROOFTOP COUNTDOWN

For one of the swankiest views of London's fireworks, head to Radio Rooftop, where they're letting loose on their outdoor space, with unlimited drinks, amazing views, and a fabulous NYE party. Groups can purchase one of their 'roofless' cabanas, to truly celebrate in style.

**Date:** 31st December 2018 **Time:** 8pm onwards **Location:** Radio Rooftop **Tickets:** [www.radiorooftop.com](http://www.radiorooftop.com)

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## STUDIO 54 AT SKY GARDEN

Sky Garden will be welcoming in 2019 with an incredible evening 'at the top'. Whether you are dining in one of their decadent restaurants, or simply celebrating at the bar with friends, you are sure to have one of the best views in London.

**Date:** 31st December 2018 **Time:** 7pm onwards **Location:** Sky Garden **Tickets:** [www.skygarden.london](http://www.skygarden.london)

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## FIREWORKS ON THE THAMES

Join the crowds at Thames Riverside for London's annual NYE fireworks display. The spectacular display will feature more than 12,000 fireworks, and Big Ben's famous bong - which is currently silenced for renovation works - will sound!

**Date:** 31st December 2018 **Time:** 7pm onwards **Location:** Thames Riverside **Tickets:** [www.london.gov.uk](http://www.london.gov.uk)



# LONDON'S TOP SHOPPING DESTINATIONS



**Regents Street & Oxford Street**

One of London's most elegant shopping streets with large and beautiful buildings, Regent Street caters for all shoppers with more traditional high street shops amongst more refined and luxury brands. Being one of London's busiest streets, Oxford Street is not for the faint hearted, but for good reason as it offers a full variety of retail therapy, the pinnacle of which being the famous Selfridges.

**Our top pick:** Hamleys is to London what FAO Schwartz is to New York, the main difference being that only Hamleys gets to call themselves the oldest and largest toy shop in the world!



**Bond Street & Mayfair**

No list of fashion hotspots would be justified without mentioning Bond Street, where the world's premier brands all seek to have their flagship store on this street...so bring your wallet! Mount Street offers a slightly more idyllic experience with its pristine red brick shop fronts and featuring two of London's greatest accomplishments in Scott's restaurant and The Connaught Hotel.

**Our top pick:** If you are in the market for fine china, silverware and glassware, Thomas Goode & Co. on South Audley Street, boasting two royal warrants, have been providing some of the world's best since 1827.



**Knightsbridge**

Best known for Harvey Nichols and Harrods, Knightsbridge is home to a variety of prestigious brands, as well as more affordable options like Topshop and Gap. If you are looking for more unique boutiques try Beauchamp Place which is home to a variety of independent retailers. The area is currently undergoing major redevelopment, which is sure to bring an expanded retail offering.

**Our top pick:** One of the world's most famous stores, Harrods enjoys this accolade for good reason. More techy customers beware, as their long-standing dress code now details that Google glasses are to be removed!



**King's Road**

Perhaps London's best-known area for 'posh shopping', King's Road is a place to be seen as well as shop. It offers an eclectic mix of boutiques and unique labels, the famed Saatchi Gallery in Duke of York Square, as well as the vast majority of luxury global brands. Start towards the west end of the road and make your way towards Sloane Square. then head north on Sloane Street which will take you into Knightsbridge.

**Our top pick:** Peter Jones Department Store, the only John Lewis store with a different name. Named after Peter Rees Jones, the original founder of this particular location. Purchased by John Lewis in 1905.



**Carnaby Street**

Located by Regent Street and Oxford Street, Carnaby Street is made up of 13 streets offering a variety of options with over 100 separate and unique brands. Kingly Court offers three floors of restaurant options for shoppers needing to rest their feet and credit cards! Make sure to enjoy the seasonal decorations, but try to avoid the Instagram-obsessed teens with selfie sticks - good luck!

**Our top pick:** Favourite of the likes of the Meghan Markle (aka the Duchess of Sussex), David Gandy and Holly Willoughby, Finlay London offers a unique selection of eyewear options, as well as an optometrist.



**Savile Row**

For over 100 years, it has been well known that for bespoke tailoring, one only goes to Savile Row. If it is good enough for James Bond, then there should be no question... The integrity of the street is maintained as its owners, the Pollen Estate, work closely with Westminster City Council to protect the streets tailoring heritage. It is estimated that over 6,000 suits are made in the area annually!

**Our top pick:** Gieves & Hawkes, one of the few companies to possess all three of the Royal Warrants, for HM The Queen, HRH The Duke of Edinburgh and HRH The Prince of Wales.



# SKI DESTINATIONS 2018/19

## Val D'Isere

Located in the French Alps, close to the Italian border, Val D'Isere is the most popular ski destination choice for Britons. And with good reason. Linked to neighbouring Tignes with a ski area of 300km of pistes, and 78 lifts, Val D'Isere offers high quality, snow-sure slopes for everyone from beginners to veterans.

### Our Recommendations

- Accommodation:** Husky Chalet by Scott Dunn
- Apres:** La Folie Douce or Cocorico
- Eat:** Atelier Edmond

## Verbier

Verbier is an Alpine village, and the largest ski resort in Switzerland, part of The Four Valleys. Accessible in 2.5 hours from Geneva Airport, Verbier attracts a young, sporty crowd.

### Our Recommendations

- Accommodation:** Luxury Chalet No.14
- Apres:** Le Rouge
- Eat:** Chez Dany

## Courchevel

An old school resort, Courchevel is located in the French Alps, and is part of The Three Valleys, the largest linked ski areas in the world. Consisting of 5 villages, it is renowned for its excellent lift system, which is virtually queue free!

### Our Recommendations

- Accommodation:** Chalet L'Amarante
- Apres:** La Folie Douce
- Eat:** Koori

## Meribel

Part of The Three Valleys, Meribel has over 600km of pistes, an Olympic village, a swimming pool, and an indoor ice rink. An excellent resort for families with teenagers!

### Our Recommendations

- Accommodation:** Chalet Valentine
- Apres:** The Rond Point
- Eat:** Le Clos Bernard





# RALLYE MONTE CARLO HISTORIQUE

The Automobile Club of Monaco has announced that the 2019 Rallye Monte-Carlo Historique will take place between January 30 and February 6 2019. This year's rally marks the 22nd edition of the Rallye Monte-Carlo Historique, and the organising committee were determined to ensure it was the most attractive to date!

The Rallye Monte-Carlo Historique distinguishes itself by the diversity of its course – between 2,066 and 3,496km, divided into four legs, and with seven starting points: Glasgow, Athens, Bad Homburg, Barcelona, Reims, Milan, and Monte-Carlo. Many will compete for victory this year, with 2018 champions Gianmaria Aghem and Diego Cumino, competing once again in their Lancia Fulvia Coupe 1200.

Only three days after the 87th Rallye Automobile Monte-Carlo, competitors authorised to race in the 22nd Rallye Monte-Carlo Historique will have to face a challenging course. As always, the Rallye is reserved for those cars which have participated in the Rallye Automobile Monte-Carlo between 1955 and 1980.

With the goal of providing every competitor with the chance to rank honourably well, there will be three averages to achieve and keep-up during the entirety of the event. According to tradition, the Gala and Prize Giving will take place on the evening of 6th February at the Salle des Etoiles du Monte-Carlo Sporting Club, where evening dress or dark clothing is mandatory.

Best of luck to all competitors!

You can find out more about the Rallye Monte-Carlo Historique by visiting the Automobile Club de Monte Carlo website: [acm.mc](http://acm.mc).

30 January - 6 February 2019  
Monte-Carlo, Monaco  
[www.acm.mc/rallye-monte-carlo-historique-edition-2019](http://www.acm.mc/rallye-monte-carlo-historique-edition-2019)

22<sup>E</sup> RALLYE MONTE-CARLO HISTORIQUE

30 JANVIER  
6 FEVRIER 2019

50<sup>e</sup> anniversaire de la classe de l'équipage "SP" Montecarlo Historique au Rallye P.T.S. du Rallye Monte-Carlo 1969







## **FOR SALE** LE VICTORIA PALACE, MONACO

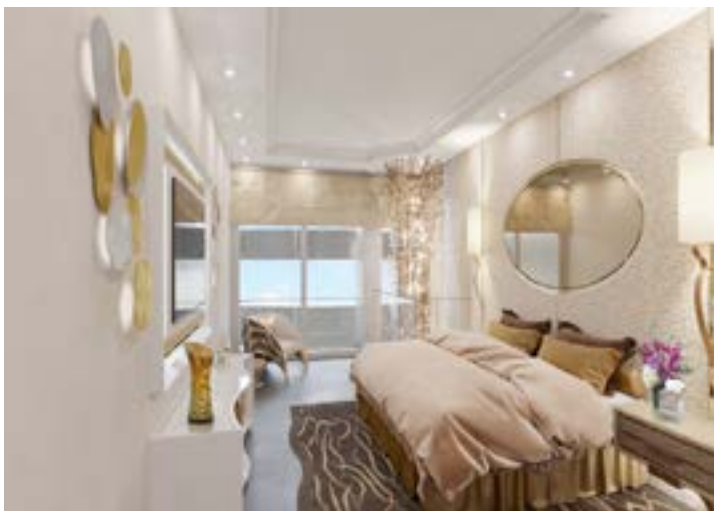
**P.O.A.**

**5 BEDROOM PENTHOUSE APARTMENT | LUXURIOUSLY RENOVATED | PANORAMIC VIEWS | LARGE GARAGE**

Located within a listed building in the heart of Monaco, moments from the Casino and the Carré d'or. This exceptional penthouse has been luxuriously renovated and boasts panoramic views over the Principality and the sea from its terrace.

The lower floor comprises an entrance hall, guest toilet, living room with dining space, three bedrooms, three bathrooms and dressing rooms. Two further bedrooms, one bathroom and a dressing room are situated on the upper floor.

The property also benefits from a large garage with space for up to three cars.



## FOR SALE LE STELLA, MONACO

€4,800,000

1 BEDROOM DUPLEX APARTMENT | NEWLY BUILT DEVELOPMENT | STUNNING VIEWS | CELLAR | PARKING

Located on an upper floor of a newly built residence within the Condamine district, this superb duplex apartment offers outstanding views over Hercule Harbour and the Princes' Palace. The apartment benefits from an air cooling system, gymnasium, concierge, car parking space and is finished with luxury fixtures and fittings.

The lower floor of the apartment consists of an entrance hall, guest toilet, fully fitted kitchen, plus a living/dining room opening on to a large terrace. A spacious bedroom with a private sun filled terrace, bathroom and separate dressing room with ample storage space complete the upper floor of this property. A cellar and a car parking space are included within the sale of this apartment.



## **FOR SALE THE NASH, THE PARK CRESCENT, REGENT'S PARK, W1 P.O.A.**

**3/4 Bedroom Duplex Apartment | Balcony & Roof Terrace | 24hr Concierge | Access to The Park Crescent Club | 8 Acres of Private Gardens**

A magnificent 'one of a kind' lateral apartment spanning seven bay windows. Measuring 4,735 sq ft this grand first floor apartment comprises: three double en-suite bedrooms, dressing room, fourth bedroom/study, large reception room with 4.2m ceiling heights, balcony, roof terrace accessed via lift. Further benefits include a double garage, access to The Park Crescent Club, eight acres of private gardens, and 24-hour concierge service.

Price includes contents and bespoke furniture.



**FOR SALE PORTLAND PLACE, REGENT'S PARK, W1**

**£6,750,000**

**4 Bedroom Duplex Apartment | Rear Terrace | Daytime Porter | Access to The Park Crescent Club | 8 Acres of Private Gardens**

A four bedroom maisonette located close to Regent's Park and Marylebone High street. This apartment benefits of four en-suite double bedrooms, study, large open-plan reception with high ceilings, utility room, guest cloakroom and a private rear terrace. The property offers access to eight acres of private gardens and to The Park Crescent Club which includes a cinema, spa, treatment room, games room, bar and dining facilities.

Price includes contents and bespoke furniture.



## FOR SALE DUKE STREET, ST JAMES'S

£1,100,000

1 BEDROOM APARTMENT | IDEAL PIED-A-TERRE OR INVESTMENT PURCHASE | LEASEHOLD

An elegant one bedroom apartment situated on the first floor (with lift) of a sought after residential block in the heart of St James's. The accommodation comprises: large reception room, separate fully-fitted kitchen and bedroom with en-suite. The property further benefits from a video entry phone and caretaker. The apartment would make an ideal pied-à-terre.



## FOR SALE CHELSEA EMBANKMENT, CHELSEA

£1,600,000

2 BEDROOM APARTMENT | ABUNDANCE OF NATURAL LIGHT | STORAGE THROUGHOUT | RIVER VIEWS

A beautiful two bedroom, two bathroom apartment set within a sought after period mansion block in the heart of Chelsea. Finished to exacting standards with a neatly arranged entrance hall that leads to the master bedroom, bathroom and open plan kitchen-reception area. Due to the apartments high ceilings, the installation of a mezzanine area has allowed for a second bedroom with en-suite to be created, providing additional guest accommodation and a study.



## FOR SALE EATON MEWS NORTH, BELGRAVIA

P.O.A.

3 BEDROOM MEWS HOUSE | PREMIER BELGRAVIA ADDRESS | RECENTLY REFURBISHED | FREEHOLD

This freehold house has been completely re-built using high specification materials and technology to create flexible accommodation over only four floors and with an abundance of natural light, the house offers two double bedrooms on the first floor and a large master suite on the second floor. In addition to the open-plan family living space with study area and cloakroom on the ground floor, there is a kitchen/breakfast room, wine room and TV room on the lower ground.



## FOR SALE CURZON STREET, MAYFAIR

£2,500,000

2 BEDROOM DUPLEX APARTMENT | ROOF TERRACE | UNDERGROUND PARKING

This superb two bedroom duplex penthouse with roof terrace is set within a secluded apartment block and includes a lift and concierge. Spread over the 5th and 6th floors, this bright and airy property features solid wood flooring throughout as well as being finished to a high specification. Extending to 911 sq ft the accommodation includes: entrance hall, master bedroom with en-suite bathroom, second double bedroom, modern shower room, floating staircase leading to a large reception/dining room, fully-fitted open plan kitchen, as well as access to a roof terrace and balcony. The apartment further benefits from an underground parking space.



## FOR SALE BRITTEN STREET, CHELSEA

£950,000

1 BEDROOM APARTMENT | NEWLY REFUBISHED | INTERIOR DESIGNED | VIEWS OF ST LUKE'S GARDENS | LONG LEASEHOLD

A newly refurbished and interior designed one bedroom apartment situated on the third floor (with lift) of a prestigious apartment block in the heart of Chelsea. The accommodation comprises: large reception room, separate fully-fitted kitchen, large double bedroom with floor to ceiling built-in wardrobes, including separate bathroom with a large walk in shower. This perfectly formed apartment would make a perfect pied-a-terre or investment purchase and will be especially of interest for those looking for a turn-key property.



**FOR SALE/TO LET NILE STREET, SHOREDITCH** **£5,500,000 / £2,300 PER WEEK**

**2 BEDROOM LOFT-STYLE PENTHOUSE APARTMENT | ROOFTOP TERRACE | ENTERTAINING SPACE | PARKING**

A unique and impressive loft-style penthouse apartment for sale or to let with more than 3,000 sq ft of living space, set within a stunning converted factory. Arranged over two levels, the property includes a substantial roof terrace which can be accessed from two separate points. Comprising two double bedrooms, an open-plan kitchen-diner and entertaining space, a bathroom and additional shower room, the property also benefits from a built-in, electrically operated projector and screen, underground parking, porter and lift access.





## TO LET PARK MANSIONS, KNIGHTSBRIDGE £1,850 PER WEEK

4 BEDROOM LATERAL APARTMENT | FURNISHED | EXCELLENT STORAGE | PORTER | LIFT

A spacious and well-presented four 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, 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, MAYFAIR

£825 PER WEEK

1 BEDROOM APARTMENT | SET WITHIN A PERIOD MAYFAIR BUILDING | FOURTH FLOOR | FURNISHED

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 sq ft. The accommodation comprises spacious double aspect reception room, double bedroom, luxury bathroom, fabulous eat-in kitchen, excellent storage throughout and security system



## TO LET PORTLAND PLACE, MARYLEBONE **£3,250 PER WEEK**

**3 BEDROOM DUPLEX APARTMENT | 1,837 SQ FT | LARGE PRIVATE PATIO | PORTERED BUILDING**

A stunning duplex apartment in a portered building situated on the doorstep of the famous Langham Hotel. The property extends to approximately 1,837 sq ft and comprises; large eat-in kitchen with doors onto a large private patio garden, large reception room, master bedroom with en-suite and dressing area, two further double bedrooms and 2 further bathrooms. Located close to the plentiful shops of Oxford Street and Regents Street as well as the restaurants of Fitzrovia and Marylebone. Other benefits include air conditioning and lutron lighting.



## TO LET CATHERINE WHEEL YARD, ST JAMES **£1,500 PER WEEK**

**2 DOUBLE BEDROOMS | BRIGHT RECEPTION ROOM | PRIVATE ENTRANCE | PRIVATE TERRACE | STORAGE**

A stunning split-level flat tucked away on a quiet street behind the Ritz Hotel in St James'. The accommodation comprises; a large bright reception room, separate dining room, modern fitted kitchen, spacious master bedroom with plenty of fitted wardrobes and en-suite bathroom. There is a further double bedroom and separate shower room. Other benefits include a private terrace and approximately 500 sq ft of accessible loft space for additional storage.



## TO LET AVERY ROW, MAYFAIR

**£815 PER WEEK**

2 BEDROOM TRIPLEX APARTMENT | RECENTLY REFURBISHED | WOOD FLOORING | FURNISHED

A unique two bedroom triplex apartment located in Avery Row which is a charming pedestrianised street close to Bond Street tube. Located moments from all of the boutique shops, restaurants and amenities Mayfair has to offer. The property has been refurbished to an immaculate standard and offers two double bedrooms (both en-suite), reception/dining room with an open plan kitchen and feature fireplace. Other benefits include wood flooring and excellent storage throughout.



## TO LET THE LANCASTERS, BAYSWATER

**£750 PER WEEK**

1 BEDROOM APARTMENT | OVERLOOKING HYDE PARK | HIGH CEILINGS | CONCIERGE | GYM | SWIMMING POOL

Set within this sought after award winning development overlooking Hyde Park, this bright, one bedroom lower ground floor apartment is approximately 648 sq ft benefitting from high ceilings throughout and comprises; spacious living area, double bedroom, luxury fitted kitchen and marble bathroom with separate shower. Other benefits include large storage vaults, 24-hour concierge service, gym, swimming pool, steam room, and the rent is inclusive of all bills except Council Tax & TV Licence.

# RECENTLY LET BY PASTOR REAL ESTATE



CHEYNE PLACE, SW3

£6,750 PER WEEK



SHEPHERD STREET, W1J

£2,900 PER WEEK



CURZON STREET, W1J

£1,495 PER WEEK



LANCASTER GATE, W2

£1,100 PER WEEK



PARK MANSIONS, SW3

£900 PER WEEK



CROWN LODGE, SW3

£895 PER WEEK



BOLTON STREET, W1J

£620 PER WEEK



SLOANE AVENUE, SW3

£395 PER WEEK



## 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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## INVESTMENT



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

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## DEVELOPMENT



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

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## MARKETING



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

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## PROPERTY MANAGEMENT



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



**GERALDINE MARTYN**  
Property Manager



**NANCY JONES**  
Property Management Assistant



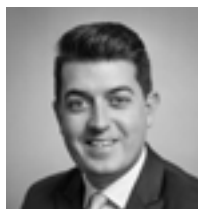
**PUNAM SHETH**  
BSc (Hons)  
Block Manager

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## BLOCK MANAGEMENT

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## SALES



**DAVID LEE**  
Head of Sales



**SIMON GREEN**  
Senior Sales Negotiator



**SEBASTIAN GREENWOOD**  
Senior Sales Negotiator



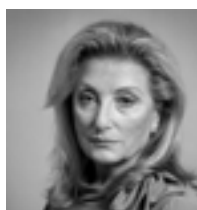
**PHILIP COOK**  
Senior Sales Negotiator



**AUDREY LEMASSON**  
Sales Team Administrator

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## LETTINGS



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



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



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



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



**SOFIE KOFOD**  
(MARLA)  
Lettings Negotiator



**LOUIZA SYMEOU**  
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