



ISSUE 10 | MAY 2017

PERSPECTIVES™



LONDON | MONACO



LONDON'S OUTDOOR SCENE

Home to Shakespeare's Globe, the West End and the National Theatre, London stands at the forefront of dramatic performance. From regal theatres to intimate, hidden performance areas, London's theatrical infrastructure is diverse and fascinating. Many of the season's most memorable performances, however, take place on outdoor stages on warm summer nights.

Throughout the summer months, British thespians make the most of a more agreeable climate and stage some of London's most impressive and memorable performances in prominent outdoor spaces across the city. Parks, national monuments and historic venues come alive with the words of Shakespeare, Wilde and Miller to make for joyous occasions.

"All the world's a stage," remarks Jaques in *As You Like It*; in the upcoming months, London's cultural scene will fully embrace this adage, much to the delight of the city's inhabitants and tourists alike. Located in prime central London, Mayfair provides easy access to some of the capital's best outdoor stages.

Opera Holland Park

London's opera aficionados will be familiar with Opera Holland Park. Since the 1950s, the ruins of the 17th century Holland House have provided a scenic, dramatic backdrop for many performances. In 1989, the Royal Borough of Kensington and Chelsea took

over the estate. A canopy was assembled to protect the stage and spectators from unforeseen weather-related mishaps.

Following the installation of the £1 million structure in 2007, Opera Holland Park became an independent charity in time for the 2016 season. Its roaring success among both spectators and reviewers bodes well for the upcoming 2017 season. This year, operagoers can look forward to performances of *La Rondine*, *Don Giovanni*, and a much-awaited revival of Leoš Janáček's *Kát'a Kabanová*, directed by Olivia Fuchs.

For an insight into life behind the scenes, visit Opera Holland Park on its open day in July. It is the perfect way to spend a summer afternoon and introduce the world of opera to children.

Somerset House's Summer Series

For those who prefer a less traditional approach to outdoor performance, the Somerset House Summer Series is the urban answer to the British Summer Time festival. The spectacular Edmond J. Safra Fountain Court plays host to a line-up of innovative artists each year.

Last year saw the likes of Hiatus Kaiyote, Everything Everything and James Morrison take to the stage. Previous years have included performances by PJ Harvey, Amy Winehouse, Adele and Sam Smith, making for a diverse and exciting line-up. The 2017 Summer Series

has yet to be announced, but we look forward to an electric festival atmosphere in the heart of the city and within easy reach of Mayfair's residential properties.

Regent's Park Open Air Theatre

Regent's Park Open Air Theatre remains the jewel in the crown of London's cultural scene. A short way north of Mayfair, the amphitheatre is hidden away in the dusky confines of Regent's Park, creating an atmospheric setting that is seemingly a world away from the bright lights of the city.

Established in 1932 and now under the patronage of Dame Judy Dench, Regent's Park Open Air Theatre puts on award-winning performances every year from May to September. It was voted as the London Theatre of the Year in The Stage Awards 2017 and celebrates by reviving the 2016 sell-out production of *Jesus Christ Superstar* for the upcoming season. Theatregoers will also enjoy *A Tale of Two Cities*, adapted from Dickens' famous novel, as well as a rendition of *Oliver Twist* that will be suitable for spectators of 6 years and over.

The delights of Regent's Park Open Air Theatre are not limited to its performances, however. Served in traditional picnic baskets, luxury hampers are available and enhance the magic of an evening of theatre in the Royal Park. Being launched in 2017 is the *Gin Experience* - the perfect summertime indulgence.





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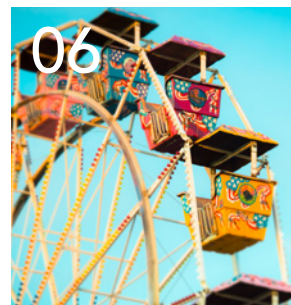
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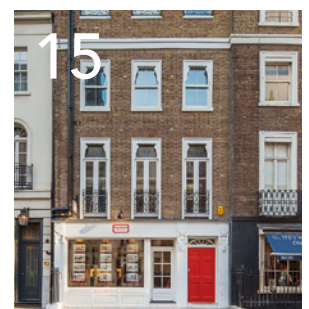
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At your service: the team at Pastor Real Estate – Sales, Lettings, Property Management & Architecture, a seamless solution for your property portfolio in Prime Central London.

LONDON AL-FRESCO

When one thinks of al fresco dining, rarely do they picture locations like London's Oxford Street or Trafalgar Square. Glorious though they might be, these locations are busy, loud and unlikely to whet one's appetite. More typically, the idea of al fresco might evoke images of coastal Mediterranean scenes or a quaint Parisian cafe with red awnings and twine chairs.

Firmly established in Mayfair, Pastor Real Estate is in good stead to prove these assumptions wrong. In and around Mayfair, the sheer range of cafe terraces and rooftop restaurants is enticing. For those who cannot stand the idea of a stuffy pub on a glorious summer's day, we have put together an alternative al fresco itinerary for a day spent in prime central London.

Breakfast is the most important meal of the day; there is no better way to honour this tradition than with the breakfast menu at the Chiltern Firehouse. It is best to get there before the lunchtime rush to score a table in the courtyard of the Chilz. Will you be dining on a weekend? Enjoy a peach and apricot Champagne Cocktail to celebrate your new love of the great urban outdoors.

Some Mayfair insider knowledge will come in handy a few hours later: trade a crowded Bond Street for something infinitely more valuable: the cobbled and quiet courtyard of Hush. The aptly named Mayfair Cosmos Cocktail is a must at the best al fresco experience in London, celebrated since the Nineties in the discreet Lancashire Court.

Any digestive walk in Mayfair will lead you to Hyde Park to enjoy some fresh air and, as Mayfair residents will concur, all Hyde Park roads lead to Serpentine Bar & Kitchen. Overlooking the lake, their shaded canopy offers the ideal place to cool down with an iced tea. Enjoy their pop-up events throughout the summer and indulge in people watching, as picnic-goers and dog walkers stroll past.

Finally, end the day with a view over central London's dazzling lights, enjoying dinner with a side of sunset. Those looking for a relaxed ambiance might choose Aqua Nueva and its terrace overlooking Regent's Street to make the most of the long evening.

Prime central London proves that al fresco should not be reserved for foreign European capitals. Although Monaco might get more sunshine each year, some whisper that Londoners know how best to take advantage of a summer day in Mayfair.



MAYFAIR'S GENTLEMEN'S CLUBS

Renowned for its enduring sense of tradition and its unflinching sophistication, London is a timeless city that perfectly embodies high British culture. Complementing a rich history with facets of modernity, England's capital is also a hub of innovation when it comes to architecture, culture and technology. Yet the heart of this international city beats a refined and distinguished beat. Elegance. Civility. Grace. Encapsulating London's sense of majesty, the city's gentlemen's clubs are the ultimate bastions of propriety; they provide a refuge for a discerning demographic to socialise, discuss business and relax. A few of these eminent institutions have remained largely unchanged for over 100 years – particularly those in and around the heart of London's most illustrious borough, Mayfair. Of the many Gentlemen's clubs in the area, we open the doors to four of the most celebrated gentlemen's clubs in or near Mayfair.

Buck's Club

18 Clifford Street, W1S 3RF

Founded in 1919 by Captain Buckmaster of the Royal Horse Guards, the Buck's Club was originally intended as a less formal alternative to the gentlemen's clubs in existence. With military ties, the club was established in a relatively unassuming Georgian town house on the corner of Clifford Street and Old Burlington Street. One of the club's original features was an authentic American cocktail bar, which was the birthplace of the famous Buck's Fizz cocktail in 1921. With various references in popular culture, including the fictional stories of P. G. Wodehouse, Buck's Club has etched a name for itself in the consciousness of the British upper class. Notable members throughout the twentieth century include Sir Winston Churchill, Sir John Major and Captain Mark Phillips.

Naval Club

38 Hill Street, W1J 5NS

Located in the heart of Mayfair, London's Naval Club has provided a place for its guests to meet, socialise, eat and sleep since 1919. Traditionally, the establishment at 38 Hill Street has welcomed naval service people; nevertheless, while its name may suggest an exclusive reservation for

members of the navy, non-military guests can also gain access to the club and corporate admission is also offered. In 1987 the Naval Club's building was awarded grade II-listed status, in part due to the ornately decorated interior, which incorporates a lavish Louis XVI style dining room. Members and guests benefit from the use of 26 modern bedrooms, as well as many other luxurious amenities.

White's

37 St James's Street, SW1A 1JG

Steeped in history, White's is the oldest gentlemen's club in London and is widely regarded as the most exclusive of all. It was originally founded in 1693 on Curzon Street – the same prestigious road on which Pastor Real Estate now has two offices - but has since moved to St James's Street. Among an extensive list of distinguished members, former and current members include King Edward VII, Prime Minister David Cameron, HRH The Prince of Wales and Prince William. Traditional British cuisine is served in the club's private dining room, including salmon, grouse and smoked trout. The Queen of England remains the only female guest to be permitted access to the club and gentlemen must join a lengthy waiting list for membership.

5 Hertford Street

2-5 Hertford Street, W1J 7RB

The enchanting thoroughfares of Mayfair's Shepherd Market are home to many private institutions, yet the modest façade of 5 Hertford Street would give no indication of the gentlemen's club's prestige. One might walk past the building's maroon red frontage without developing an appreciation for the establishment's charming interior, which is recognised by many as the chicest hangout in London. One of the club's regular visitors, who retains his anonymity, said:

"The club's warm entrance is lined with grand paintings and thick rugs, which conveys a sense of grandeur. A well-dressed doorman ushers guests in with the utmost discretion, whereupon attractive hostesses, dressed in floor-length red dresses, are on hand to take over. Photography is restricted and casual attire is forbidden. Visitors enjoy an intimate yet welcoming courtyard; fireplaces in every room; a cigar shop and humidors, with experts on hand to advise on a cigar/whisky pairing; authentic oil paintings; and a nightclub and bar downstairs. This is where most discreet and humble among London's high society feel at home and can truly relax."



DIARY DATES FOR SUMMER 2017

Mount Street Gardens Summer Fair 14th June 6pm - 9pm

An established fixture in local calendar, Mount Street Gardens at the heart of Mayfair will once again host its Summer Fair for friends and members of the Residents' Society of Mayfair & St James's.



Mayfair Art Weekend

30th June to 2nd July 2017

The Royal Academy will collaborate with 60+ Mayfair galleries and auction houses to open to the public for a weekend of free art viewings.



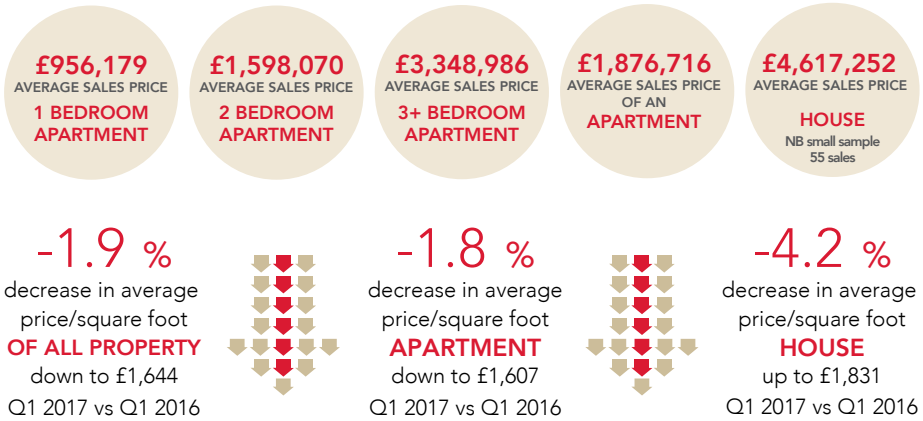
CONSULTANCY SERVICES



From our offices in Curzon Street, Mayfair, London we operate a comprehensive real estate service, tailored to our clients' needs and individual area of enquiry. With a central London presence since 2010, we are part of the Monaco-based Pastor group of companies, a large and historic family-run company with extensive experience in international real estate, advising a wide and diverse range of clients, both private individuals and companies. The expertise and wide range of services we offer mean that we are able to provide clients with highly flexible and bespoke solutions to their needs.



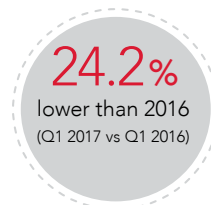
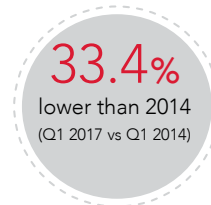
PRIME CENTRAL LONDON AT A GLANCE SW1, SW3, SW7, SW10, W1



MAYFAIR MARKET - W1J and W1K Sales in the last 2 quarters Q316 and Q416

	Lowest Price	Highest Price	Average Price	Number of Sales	Average £psf
Houses	£3,075,000	£13,500,000	£10,100,000	4	£2,409
Flats	£499,950	£6,050,000	£2,100,000	33	£2,094

PRIME CENTRAL LONDON TRANSACTION VOLUMES



Source: LonRes / data loft

UK HOUSING MARKET

6.4%

Average annual growth
England & Wales
(January to January)

7.3%

Average annual growth
London
(January to January)

0.5%

Average annual growth
Kensington & Chelsea
(January to January)

0.7%

Average monthly growth
England & Wales
(December 2016 to January 2017)

3.0%

Average monthly growth
London
(December 2016 to January 2017)

1.2%

Average monthly growth
Kensington & Chelsea
(December 2016 to January 2017)

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

DEVELOPMENT MARKET

411 - Number of additional private residential units with planning permission across Mayfair. This includes all private residential units with planning permission or under construction.

41 - units at planning application stage.

92 - new units under construction in Mayfair, all of which are due for completion in 2017. These units represent 20% of the current planning pipeline.

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

A MONEGASQUE'S PERSPECTIVE: LE GRAND PRIX

It can be argued that the annual Monaco Grand Prix perfectly captures the spirit of the Principality: high-octane entertainment, indulgent glamour, and an historic sense of tradition – hosted in one of the most exotic, spectacular destinations in the Mediterranean. It is little wonder, then, that the Monaco Grand Prix enjoys attention from over 400 million spectators worldwide, making it the most popular cultural event on the Cote d'Azur. For one weekend of each year since 1929, the Principality has transformed into a stage for sporting greatness. Along with the smell of burning rubber, excitement and frivolity fill the air of the 2km² state. In 2017, the event is to be held from the 25th to 28th May; make the most of the illustrious occasion by following these insider tips from a local.

Watching the Race

While the racetrack meanders through the streets of Monaco, it is on the stretch of course around Port Hercules that most of the action unfolds. Space is at a premium in the port on the day of the race; luxury superyachts line every inch of the quay as discerning spectators flock to gain a glimpse of the event. As such, those in the know witness the day's magic from the water, in ultimate

style and comfort and away from the crowds. Tickets to view the race from the sun deck of a luxury vessel start from approximately €2,000 and include meals, drinks, exceptional service, and unimpeded views.

Five-Star Dining

Such adrenaline-inducing excitement calls for a spot of lunch. Head to Le Louis XV at the Hotel de Paris for a memorable meal. One of Monaco's most lavish establishments, Alain Ducasse's flagship restaurant exudes elegance and boasts three Michelin stars. The lavish interior of the restaurant is a sight to behold in itself. Admire the restaurant's view of the Monte Carlo Casino while enjoying a sumptuous selection of dishes, made from the finest ingredients. Gentlemen must wear a jacket in this pillar of propriety and the restaurant's Grand Prix lunch menu starts at €950 per person.

Post-Race Celebrations

Anybody who is anybody frequents the Amber Lounge for an evening of glitzy debauchery after the race. Expect to rub shoulders with celebrities, royalty, and many of the racing drivers themselves. The night begins with a unique Formula One Driver Fashion Show,

which will see many of the sportsmen strut down the catwalk. Past events have welcomed Nico Rosberg, Lewis Hamilton and Daniel Ricciardo. Guests can then enjoy a culinary masterpiece in the Amber Lounge's al fresco setting, with the Mediterranean Sea providing diners with a scenic backdrop. Following a charity auction, the night gets into full swing with live entertainment and a go-all-night attitude. Individual entrance starts from €800, but memories of the party are priceless.

Sleep Tight

Hugging the world's most famous bend, the Fairmont Hotel should be your hotel of choice; residents of the hotel enjoy a magnificent view of the bend from the building's roof. The hairpin turn is the tightest in Formula One racing, and forces drivers to slow to a little over 30mph, making for an ideal spot from which to experience the preliminary races. Standard rooms are offered from €9,990 per night, while rooms with a view of the track start from €35,990 per night. Recognised as Monaco's Leading Spa Resort at the World Travel Awards 2016, the Fairmont Hotel combines unreserved style with comfort and privacy to offer an exclusive experience, at an inimitable event, in a unique part of the world.





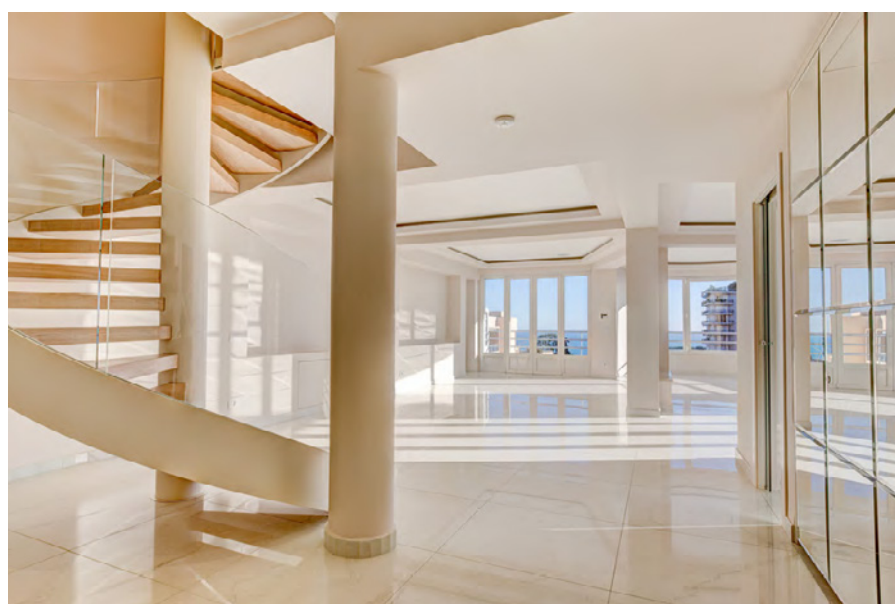
Exclusivité– Roof Victoria Palace

► Cet appartement roof d'exception de 440m2 se situe dans une remarquable résidence Art Déco de la Principauté, à deux pas du Casino et de ses jardins.

Il a été rénové avec goût et sobriété avec des matériaux de haute qualité.

Il bénéficie d'une magnifique vue panoramique sur la mer, le Rocher et Monaco.

Au premier niveau, la salle de réception orientée Sud-Ouest est baignée de lumière et s'ouvre sur la ville et la mer par de nombreuses baies



vitrées. Une cuisine indépendante high-tech a été aménagée et profite également d'une belle vue sur le Rocher. Deux chambres avec dressing et salles de bains en suite et une chambre et une salle de douche pour le personnel complètent ce niveau.

L'accès à l'étage supérieur s'effectue grâce à un élégant escalier de bois et de verre et permet de découvrir une chambre de maître avec son dressing et sa salle de douche ainsi qu'un espace bureau.

Toutes les pièces de l'étage supérieur s'ouvrent sur une magnifique terrasse arborée qui complète à merveille l'espace de vie de ce fabuleux appartement.

Ce bien est vendu avec une cave et un garage fermé pour 3 voitures.

Prix sur demande ◀



Sole Agent – Penthouse Victoria Palace

► **This exceptional duplex penthouse apartment of 440sqm is set within a superb Art Deco residence in the Principality, located very close to the Casino and its gardens.**

The apartment has been tastefully renovated to a very high quality specification, with a magnificent panoramic view of the sea, the Rocher and Monaco.

The accommodation is as follows: on the lower level, a bright reception room looks South West onto the city and the sea through its numerous windows.

A separate high-tech fully fitted kitchen also has a beautiful view of the Rocher. There are two double bedrooms, both with dressing rooms and en-suite bathrooms, and a staff bathroom with shower room.

An elegant wood and glass staircase leads up to the upper floor which comprises the master bedroom with dressing room and shower room together with an office/study space.

All the rooms on the upper floor open onto a magnificent tree covered terrace that perfectly complements the living space of this fabulous apartment.

This property is sold with a cellar and a secure car parking for 3 cars.



Price **on application** ◀



MIXED-USE INVESTMENT FOR SALE: SHEPHERD MARKET, MAYFAIR, W1J

£2,150,000 VIRTUAL FREEHOLD

Mixed-Use | Retail Unit & 1 Newly Refurbished Apartment | Virtual Freehold

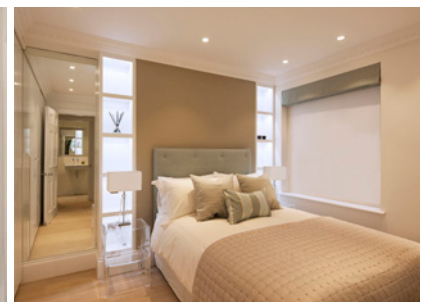
A rare opportunity to acquire a fully-let, mixed-use investment property in the heart of Shepherd Market. The retail unit is spread over ground and basement with a stunning one bedroom duplex apartment benefiting from its own entrance on the upper floors. The apartment has been refurbished to a very high specification by the current owner and includes a custom designed Italian kitchen with granite counter.

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MIXED-USE INVESTMENT FOR SALE: SHEPHERD MARKET, MAYFAIR, W1J

£6,500,000 VIRTUAL FREEHOLD

Mixed-Use | Retail Unit & 3 Newly Developed Apartments | Virtual Freehold

Unique opportunity to acquire a newly developed mixed-use building in the heart of Shepherd Market. The ground and basement floors contain a retail unit (A1) with three beautiful interior designed one bedroom apartments on the upper floors, developed to a very high specification throughout to include bespoke kitchens with corian counters and Miele appliances, corian & marble shower rooms, air conditioning and solid wood flooring with under floor heating.

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Computer Generated Images



DEVELOPMENT OPPORTUNITY FOR SALE: MARKET MEWS, MAYFAIR, W1J

£4,500,000 FREEHOLD

Large Kitchen / Dining Room | First Floor Reception Room with South Facing Terrace | Master Suite with En-Suite Bathroom & Dressing Area | 2 Further Double Bedrooms with En-Suite Bathrooms | Media Room | Patio | Lift

A rare new build development opportunity with the benefit of full planning permission to create a contemporary five storey freehold house, including the addition of a new basement and roof extension. The property is currently stripped out and ready to be developed. The proposed gross internal area measures 2,449 sq ft (228 sq m).

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TO LET: 1 KENSINGTON GARDENS, KENSINGTON, W8

£1950 P/W

2 Double Bedrooms | 2 Bathrooms | Reception Room | Kitchen/Dining Room | Private Patio | Guest Cloakroom | Utility Room

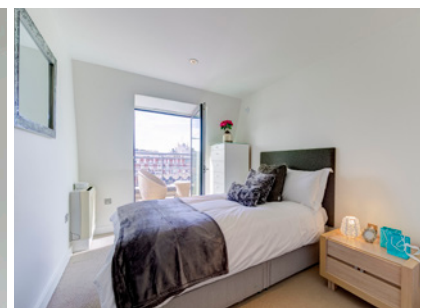
Outstanding two bedroom duplex apartment set within the landmark One Kensington Gardens development, where residents enjoy a 24-hour dedicated concierge, valet parking, health spa including; 25m indoor pool and private health/fitness centre. This meticulously designed property with high ceilings throughout, boasts magnificent marble tiled bathrooms, hi tech fitted kitchen, mood lighting, comfort cooling.

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TO LET: MARYLEBONE LANE, MARYLEBONE, W1

£875 P/W

2 Double Bedrooms | Reception | Fully Fitted Kitchen | 2 Bathrooms | Comfort Cooling | Private Roof Terrace

Beautifully presented and well-appointed two bedroom apartment with a roof terrace set within a luxury development ideally located moments from Bond Street tube and a short stroll to Marylebone High Street and the shops restaurants and amenities of Oxford Street and the West End. This modern property has been interior designed and is on the 5th floor accessed via a private entrance with a passenger lift.

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TO LET
ORWELL STUDIOS, FITZROVIA, W1 £775 P/W

- 1 Bedroom
- Superb fitted kitchen
- Air conditioning
- Bathroom with separate shower
- Guest cloakroom & Utility Room
- Loft style split level apartment



TO LET
SACKVILLE STREET, MAYFAIR, W1 £810 P/W

- 2 Double Bedrooms
- Reception Room
- Fully Fitted Kitchen
- Luxury Bathroom
- Air conditioning
- Additional Basement Storage Room



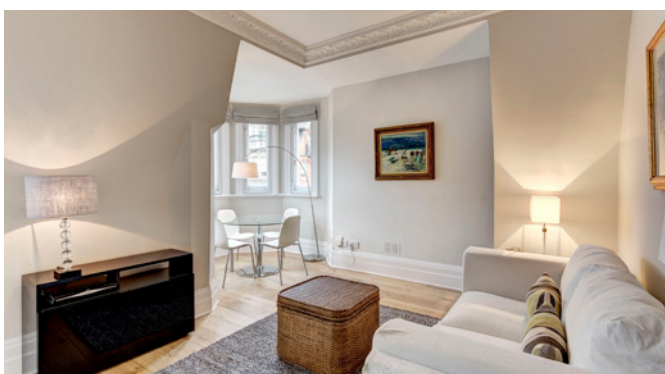
TO LET
FARADAY HOUSE, MARYLEBONE, W1 £925 P/W

- Concierge
- 2 Double Bedrooms
- Moments from Marylebone High Street
- Comfort Cooling
- Wood flooring
- Modern Luxury Development



TO LET
MARYLEBONE LANE, MARYLEBONE, W1 £925 P/W

- Spacious 2 Double Bedrooms
- Balcony
- Wood Flooring
- Comfort Cooling
- Fully Fitted Kitchen
- Close to Bond Street



TO LET
SOUTH AUDLEY STREET, MAYFAIR, W1 £1150 P/W

- 2 Bedroom Duplex
- Modern behind Period Facade
- Direct lift access
- Recently refurbished
- Open plan reception
- Desirable Mayfair location



TO LET
SHEPHERD STREET, MAYFAIR, W1 £4000 P/W

- 3 Double Bedrooms
- 3 Terrace/Balconies
- 2 Receptions
- Cinema Room
- Double Garage
- Wine Room & Utility



OFFICE TO LET: CURZON STREET, MAYFAIR, W1

PRICE ON APPLICATION

The 1st and 2nd floor offices are available from April, measuring 554 sq ft (52 sq m) and 495 sq ft (46 sq m) respectively, or 1,049 sq ft (46 – 98 sq m) together.

Two floors of exceptional office space within a newly developed building in the heart of Mayfair benefiting from a very high specification to include air conditioning, underfloor heating, high quality engineered wood flooring, a new passenger lift, 100 Mb fibre line with CAT 6 cabling, 24 hour access, excellent natural light from both sides, 2.7 – 3.0 meter ceiling heights, energy efficient LED lighting throughout and a secure video entry system.

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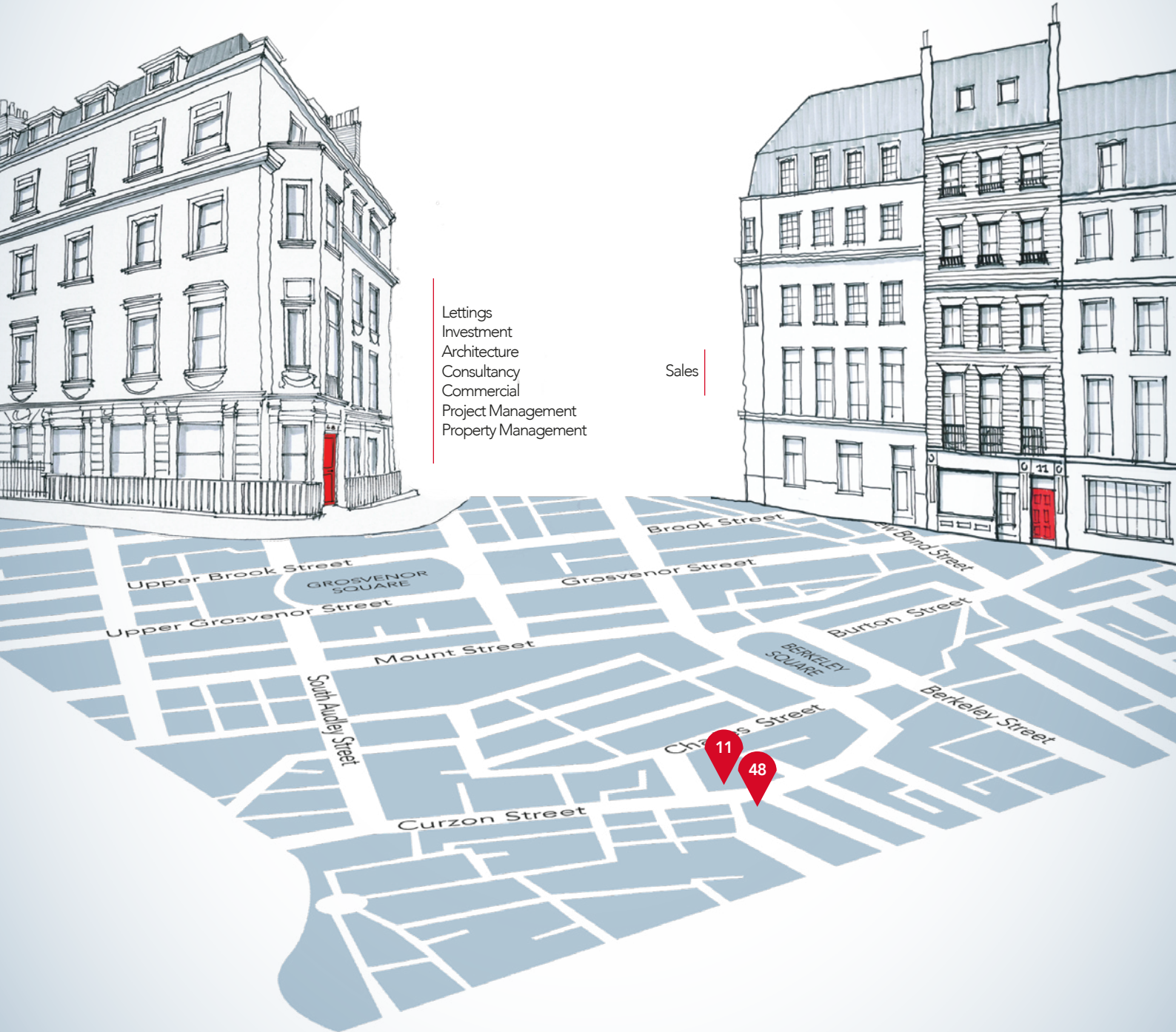
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