

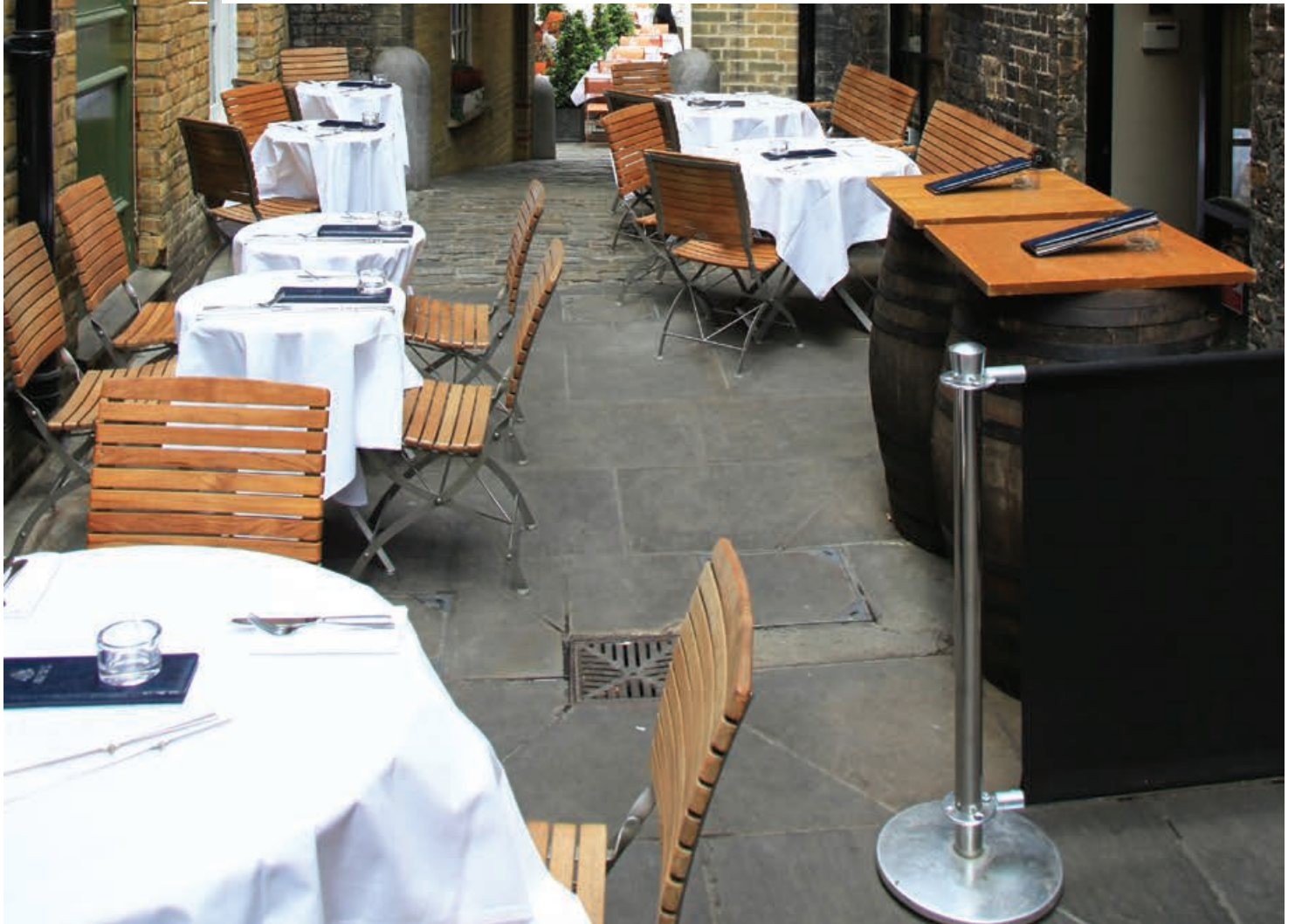


ISSUE 6 | SUM 2016

# PERSPECTIVES™



LONDON | MONACO



## MAYFAIR FACT: HIDDEN HISTORY - CURZON STREET

Curzon Street is one of Mayfair's most well known addresses and also home to Pastor Real Estate: a street rich with history and sited in many well known books and films, it started life simply as Mayfair Row.

Most of the Mayfair area was built during the mid 17th century to mid 18th century as a fashionable residential district by a number of landlords, the most important of them being the Grosvenor family, followed by the Rothschilds and the Crown Estate. In 1874 the Grosvenor family became the Dukes of Westminster.

The street is believed to be named after George Augustus Howe, 3rd Viscount Howe (c. 1725 – 6 July 1758) however, it was not until after his death that the title of Earl Howe was held by someone with the last name Curzon.

Curzon Street has been home to various notable members of the peerage, a number of which were responsible for building great houses, a few of which remain today. In 1748, a house was built in Curzon Street for the 4th Earl of Chesterfield, called Chesterfield House, adjacent to which were smaller dwellings that served as the London residences for a number of members of the English aristocracy including Lord Hothfield, the Duke of Grafton, Lord Leconfield, Lady Blessington, Alfred de Rothschild, Lord Blythwood and the Earl of Inchcape. While the house was

demolished in 1937 the name remains and the site was redeveloped as an apartment block. To the east of Chesterfield House was Wharnccliffe House, rebuilt in 1750, renamed for the Countess of Wharnccliffe in the 19th Century and now part of the Saudi Arabian Embassy.

On the south side of the Street until 1894 stood Curzon Chapel, formerly Mayfair Chapel first erected in 1730. Near to it was the smaller Keith's Chapel, which prior to the introduction of the Marriage Act 1753 was the location of various clandestine marriages, including those of the Duke of Chandos and Mrs Anne Jeffrey in 1744 and of Lord George Bentinck and Mary Davies in 1753. Many of the surrounding streets take their names from early residents and developers.

Famous inhabitants of Curzon Street have included the art collector Edward Solly (at no. 7, 1821–44), Benjamin Disraeli until his death in 1881, Lord Macartney until his death in 1806, Member of Parliament George Selwyn in 1776, Prince Pierre Soltykoff and Earl Percy. More contemporary residents have included American songwriter Harry Nilsson (apartment 12) at 9 Curzon Street, Cass Elliot of The Mamas and Papas, and Keith Moon of The Who. The Security Service (or MI5 as it is now known) also had offices there during World War II and during the 1970's at 1-4 Curzon Street.

### LITERARY AND FILM CREDITS:

Oscar Wilde's *The Picture of Dorian Grey* (Lord Henry Wotton lives on Curzon Street), Lady Windermere's Fan (the notorious Mrs. Erylne lives at 84A Curzon Street), and in *An Ideal Husband* (Lord Goring lives on Curzon Street).

In the Sherlock Holmes story *Shoscombe Old Palace*, Dr Watson mentions Curzon Street as the location of the money lender Sam Brewer.

Roald Dahl's character Henry Sugar lives on Curzon Street.

William Makepeace Thackeray's *Vanity Fair* (Rawdon and Rebecca Crawley live in a very small house in Curzon Street).

Saki's *Mrs. Packletide's Tiger* (the wealthy Mrs. Packletide has a house on Curzon Street).

P.G. Wodehouse's *Jeeves and Wooster* (Curzon Street is the location of the Junior Ganymede Club).

Agatha Christie's *The Mystery of the Blue Train* (Ruth and Derek Kettering live on Curzon Street)

Katherine Mansfield's short story *A Cup of Tea* (Curzon Street is also mentioned).

While some of Curzon Street is today occupied by commercial companies, much remains residential.

COVER: MEWS OF MAYFAIR

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HIDDEN LONDON **04**  
Escaping the city: cool, calm and contemplation

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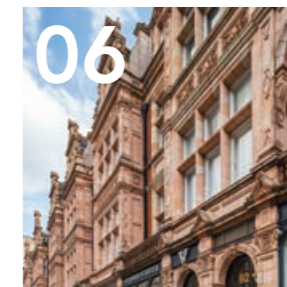
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Summer events and dates for your diary: food, art and cinema.



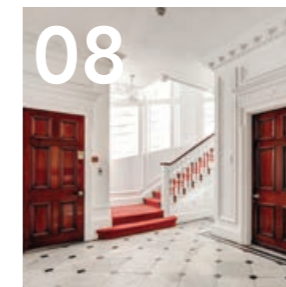
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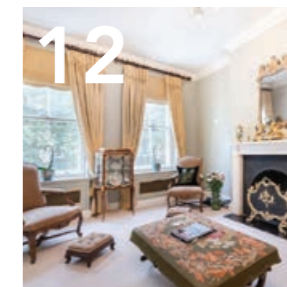
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# HIDDEN LONDON

If your open-air tastes tend toward more loftier spaces then Aqua Spirit, a roof top cocktail bar, with views across Mayfair is the place to be. Part of the Hong Kong based Aqua group, who are behind Hutong at The Shard, the entrance to the bar is on Argyle Street, offering cool cocktails and cool breezes. [www.aquaspirit.co.uk](http://www.aquaspirit.co.uk)



With tea bars set to become the next big thing Postcard Teas in Mayfair's Dering Street (just off New Bond Street) is one of the best, specializing in teas from small farms of less than fifteen acres in India, China and Japan. Their shop provides a small but tranquil space in which to buy or drink tea and read a book while quietly sipping: [www.postcardteas.com](http://www.postcardteas.com).

If your preference for tea veers towards the more traditional afternoon variety, then Mews of Mayfair in the shade of Lancashire Court provides an elegant and exclusive setting. The interior features extravagant chandeliers and large leather sofas, but in the summer the outdoor seating in the cobbled courtyard provides the perfect escape. [www.mewsofmayfair.com](http://www.mewsofmayfair.com)



As summer approaches the sunshine is most welcome: the warmer weather bringing out café and restaurant tables on to pavements across London. The opportunity to take a coffee, dine al fresco or stay out late on terraces creates a real 'summer city' and with it an ever increasing throng of people. London is a very crowded city and in the heat of the summer can feel even more so, but there are hidden places to escape, at any hour of the day or night.

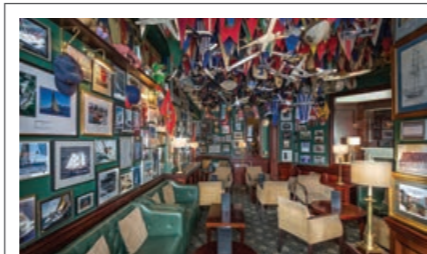
Immediately to the west of Mayfair are the wide-open spaces of Hyde Park, a little to the south the more intimate parks of St James' and Green and Mayfair's own gardens at Mount Street. But if these still seem too large, there are smaller spaces to escape to, as Mayfair does benefit from three of London's oldest Georgian squares: Hanover, Berkeley and Grosvenor. These three beautiful squares, unlike many of the garden squares in London, are open to the public. In addition to these welcome areas of green there are hidden gardens, that do not appear on maps, nor can they be seen from the street, but these are only accessible by the properties that shield them, on Green Street, South Street and Culross Street.

Access to private outside space is at a premium in Mayfair and depending upon the type and size can add five and even ten per cent or more to the asking price. However, there are hidden places and quiet spaces throughout Mayfair and its immediate neighbouring areas in which to escape the crowds, or heat or noise of the city. Throughout these areas we have found history, charm, cool and contemplation.

Immediately south of Hyde Park are The Roof Gardens, in Kensington High Street: having started life as the roof gardens of Derry & Tom's Department Store, which opened in 1933. The roof gardens were added in 1938 and designed by Ralph Hancock, complete with Flamingos. Derry & Toms closed in 1971, but the gardens (four different styles) remain unchanged and continue to be used. The gardens are open to the public for free when no events are on, or drop in for cocktails or dinner: [www.virginlimitededition.com/en/the-roof-gardens](http://www.virginlimitededition.com/en/the-roof-gardens)



THE ROOF GARDENS, KENSINGTON HIGH STREET



Just south of Mayfair, in a quiet corner of St James is The American Bar at The Stafford Hotel; quite different to The American Bar in Monaco's Hotel de Paris, but also an institution in its own right where every available wall and surface is crammed with an intriguing collection of artefacts. Discretely set behind Green Park on St James's Place it is the option of summer courtyard dining which is the star attraction. [www.thestaffordlondon.com](http://www.thestaffordlondon.com)

But for cool breezes with a twist why not try Selfridges. A surprising location for a Forest On The Roof, but the latest roof top restaurant at one of London's favorite department stores is just that. Each month celebrates a particular seasonal fruit or vegetable. A world away from the hustle and bustle of the street below it is the perfect place for watching the sun go down.

If calm and cool is what you seek then escape to The Wallace Collection. Housed in a grand old London town house in Marylebone: throughout the 28 rooms, there are works by Old Masters including Titian, Canaletto, Rembrandt and Gainsborough. The courtyard restaurant is a hidden gem. Feed your soul and your appetite. [www.wallacecollection.org](http://www.wallacecollection.org)



VISIT THE WALLACE COLLECTION IN MARYLEBONE

Alternatively be inspired with cool coffee at RIBA on Marylebone's Portland Place. The RIBA Café is located in the Royal Institute of British Architects' and is also home to Bistro 66. The magnificent building provides cool surroundings in an almost cathedral like space: visit the bookshop or check a current exhibition. [www.ribavenues.com](http://www.ribavenues.com)

For cool contemplation visit St John's Lodge Gardens, in The Regent's Park. This small garden to the north of the inner circle was designed for meditation for the 3rd Marquess of Bute, so it's hardly surprising that it is both serene and beautiful. St John's Lodge is a private residence, but you can still access the garden through a small gate along the inner circle.

If none of our favourites above ground pique your interest, then we have a subterranean



ST JOHN'S LODGE GARDENS, THE REGENT'S PARK

suggestion, linked to one of the most famous Britons of all time – Churchill. Down Street Station is located in Mayfair between Hyde Park Corner and Green Park stations, it had a short life as a working station from 1907 to 1932, but became critical to winning the Second World War when covertly transformed into the Railway Executive Committee's bomb-proof bunker. Now operated by the London Transport Museum visitors get an intimate peek into one of London's most intriguing hidden spaces and can experience the warren of narrow tunnels where the nation's railways were coordinated and Prime Minister Winston Churchill took refuge secretly at the height of the Blitz. For a splendid end to a tour, why not add on afternoon tea at The Lanesborough ([www.lanesborough.com](http://www.lanesborough.com)), or perhaps something to revive you at The Library Bar.

## DIARY DATES

### SUMMER EXHIBITION 2016 AT THE ROYAL ACADEMY OF ART 13 June - 21 August

Held without interruption since 1769, the Summer Exhibition displays works in a variety of mediums and genres by emerging and established contemporary artists. To find out more and book tickets visit: [www.royalacademy.org.uk](http://www.royalacademy.org.uk)



### MOUNT STREET GARDENS SUMMER FAIR

Sunday 19 June

The Annual Summer fair, held in Mount Street Gardens: Featuring all the traditional elements of a summer fête (raffle, tea tent, homemade cakes and a barbecue), this is a super annual Mayfair event for all the family. To find out more visit: [mountstgardenssummerfair.org](http://mountstgardenssummerfair.org)



### SUMMER IN THE SQUARE

27 June - 17 July, 11am - 8pm

Grosvenor Square will become an urban retreat and relaxing haven for the local community, offering a programme of free games, music, theatre, art, workshops and other entertainment.



### GROSVENOR FILM FESTIVAL

July - September

The Grosvenor Film Festival offers a range of open-air cinema screenings at Grosvenor Square, Brown Hart Gardens, Belgrave Square and Wilton Crescent. For more information email: [londonevents@grosvenor.com](mailto:londonevents@grosvenor.com)



## PRIME CENTRAL LONDON AT A GLANCE

SALES - SW1, SW3, SW7, SW10, W1 (Q1 2016)

**£901,310**  
AVERAGE SALES PRICE  
**1 BEDROOM APARTMENT**

**£1.43 million**  
AVERAGE SALES PRICE  
**2 BEDROOM APARTMENT**

**£3.63 million**  
AVERAGE SALES PRICE  
**3+ BEDROOM APARTMENT**

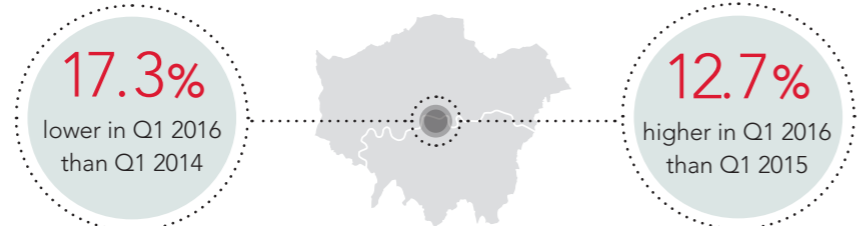
**£5.97 million**  
AVERAGE SALES PRICE  
**HOUSE**

AVERAGE SALES PRICE OF AN APARTMENT IS **£1.76 MILLION**

AVERAGE PRICE/SQ FT - Q1 2016 vs Q1 2015



TRANSACTION VOLUMES



Source: Lonres

## MAYFAIR MARKET: SALES IN Q4 2015 & Q1 2016

	Lowest Price	Highest Price	Average Price	Number of Sales	Average £ psf
Houses	£3,000,000	£45,000,000	£18,610,000	6	£2,743
Flats	£718,000	£26,500,000	£4,490,000	37	£2,521

Source: Lonres

## MAYFAIR: DEVELOPMENT MARKET

**618** - Number of additional private residential units with planning permission. Includes all private residential units with planning permission or under construction

**159** new units are due to complete in 2016 or 2017, representing 26% of the current planning pipeline.

Source: EGI / Dataloft

## UK HOUSING MARKET LATEST DATA



Source: Land Registry



## MONACO LANDMARK AND SKYLINE ICON: RESIDENCE LE SIMONA

In the Principality of Monaco buildings vie for space and compete for attention and yet there is one that stands proud, like a sleek beacon of contemporary design and luxury: Residence Le Simona.

Completed in 2012 Le Simona is the product of great skill and craftsmanship: designed by internationally acclaimed architect Jean-Pierre Lott and built by master builder J.B. Pastor et Fils. Combining vertical landscaping and modernist angularity, rising at the edge of Princes Antoinette Gardens, Le Simona

has a dominant position in the Monaco skyline and is one of the first buildings you see when entering Monaco.

The two inter-connected towers each offer twelve luxury apartments, which enjoy dual-aspect panoramic views over the Palace, Principality and Mediterranean to the south and the cool green rising up into France to the north. While the design is stunning, it is the uber-luxurious internal specifications that make this building one of Monaco's most desired residences. Designed like individual villas, more than apartments, each has four outside walls, most with four bedrooms and spread over two floors, the most remarkable aspect being that each has its own individual heated swimming pool. On the terrace, beneath a roll-back wooden floor from 12 sq m to 16 sq m, each uses the "swimming against the current" system and is alarmed to protect children. There is also a larger communal pool and gym with a Turkish bath and sauna in the building, exclusively for the use of residents.



MONACO LANDMARK: LE SIMONA

The "Residence Le Simona" offers both creative design and technology to provide the utmost comfort and security: with fully-equipped luxury kitchens,



MONACO LANDMARK: LE SIMONA

elegant bathrooms and spacious dressing rooms, all finished using the most desirable natural materials, to ensure an exceptional standard of living. Video surveillance of the communal areas, as well as a fire detection system that also covers apartment kitchens and the security system of each swimming pool are all centralised, ensuring complete peace of mind and maximum security.

With private underground car parking, twenty-four hour concierge and one of Monaco's most amazing views, it is not surprising that Le Simona has set a new benchmark for luxury accommodation in Monaco. Apartments were initially offered on a three year lease, with an option to re-new.

Currently only two luxury 4 bedroom apartments are available: For further information please contact Pastor in Monaco or London. Detailed brochures are also available in both locations.



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[www.pastor-immobilier.mc](http://www.pastor-immobilier.mc)



EATON GATE, BELGRAVIA SW1

£10,800,000

Positioned within a terrace of five elegant townhouses located between Sloane Square and Eaton Square, this delightful Grade II listed residence was built c.1905. The property is sold with listed building consent and full planning permission, allowing the incoming purchaser to create an exquisite family home. The house sits beautifully on the south side of Eaton Gate with Portland stone cladding from basement level to second floor including a broad first floor canted window. The accommodation is arranged over six floors and benefits from a four person lift, measuring approximately 6,225 sq ft (578 sq m) with a Full Repairing & Insuring lease of 126 years.

FURTHER DETAILS:

David Lee

T +44 (0)20 3195 9595

E sales@pastor-realestate.com

To view further properties please visit our website or telephone us to discuss your requirements. Not all current instructions are promoted online.



CHESTERFIELD GARDENS, MAYFAIR W1

£1,450,000

Unique newly refurbished Mayfair apartment. This extraordinary property is quietly situated in a prestigious sought after portered block off Curzon Street. Finished to a high specification and extending to 650 sq ft (60 sq m) to include a magnificent mirrored entrance hall with marble floor, large reception room with solid wood flooring, double bedroom with fitted robes, spectacular bathroom with separate walk-in shower, fully fitted eat-in kitchen and 24 hour porter. Leasehold plus share of Freehold.

FURTHER DETAILS:

Simon Green

T +44 (0)20 3195 9595

E sales@pastor-realestate.com



SHEPHERD MARKET, MAYFAIR W1

£995,000 Leasehold

Rarely available duplex apartment in Mayfair's Shepherd Market a few minutes walk to Green Park tube station (Jubilee, Victoria & Piccadilly Lines). A private entrance at ground floor level with stairway to first floor reception room with fully equipped open plan kitchen, stairs to second floor double bedroom with bi-fold windows, fitted cupboards and fully tiled en-suite shower room. Features include surround sound, wood flooring throughout, entry phone and air conditioning. EPC Rating D.

FURTHER DETAILS:

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## PROPERTY FOR SALE

[www.pastor-realestate.com](http://www.pastor-realestate.com)



### RICHARDS PLACE, CHELSEA SW3

£1,250,000

Beautifully refurbished one bedroom flat with own entrance located on a secluded residential street in the heart of Chelsea, a stone's throw from the boutiques, restaurants and bars of Walton Street. Spanning over 500 sq ft, this perfectly laid out property comprises one double bedroom with fitted storage, bright reception with sky lights, bathroom and a fully equipped kitchen with terrace leading off. Richards Place is within easy walking distance of Sloane Square (District & Circle Line) and South Kensington (Piccadilly, District & Circle Lines). Leasehold plus share of Freehold.

#### FURTHER DETAILS:

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[www.pastor-realestate.com](http://www.pastor-realestate.com)



### DONOVAN COURT, CHELSEA SW10

£1,100,000

Beautifully refurbished, this bright 4th floor flat with lift is situated in a popular purpose built block with porter conveniently located for all the shops, bars and restaurants on both the Fulham and King's Road. The property comprises of a well-proportioned reception room, large double bedroom with fitted storage, bathroom and a fully equipped separate kitchen. Located a short walk to Gloucester Road underground station's (District, Circle and Piccadilly Line), the apartment would make an ideal home, pied-a-terre or rental investment. Leasehold 99 years.

#### FURTHER DETAILS:

**Simon Green**

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**E** [sales@pastor-realestate.com](mailto:sales@pastor-realestate.com)



### BERKELEY HOUSE, HAY HILL, MAYFAIR W1

£825,000

Located in Mayfair, this charming one bedroom apartment is situated on the second floor of a popular period portered block, a stone's throw from Berkeley Square and the open space of Green Park. A 'village' in a global city, Mayfair is very cosmopolitan and attracts a diverse range of visitors and residents and is also home to some of London's most prestigious hotels, international designer brands, luxury boutiques and fine dining experiences. The accommodation comprises a generous reception room with fitted kitchen, double bedroom with en-suite shower room and separate W.C. Other benefits include period features with high ceilings throughout. Leasehold of 149 years.

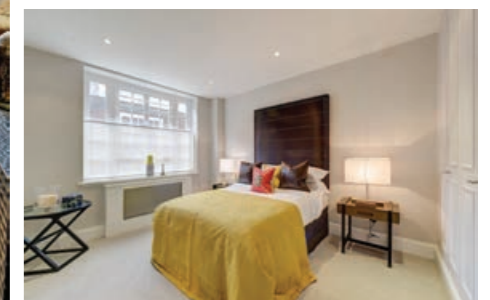
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### SWAN COURT, CHELSEA SW3

£999,500

Newly refurbished to a very high standard, this well-proportioned one bedroom apartment is situated on the ground floor of this highly regarded mansion block a stone's throw from the Kings Road. Benefitting from 24 hour portage, the exceptionally bright apartment consists of a reception room, fully equipped separate kitchen, bathroom and large bedroom with fitted storage. Conveniently located for all the shops, restaurants and bars and with Sloane Square (District and Circle Line) and South Kensington (District, Circle and Piccadilly Lines) underground station's just a short walk away, the property would make an ideal home, pied-a-terre or rental investment. Leasehold 116 years.

#### FURTHER DETAILS:

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**PROPERTY TO LET**

[www.pastor-realestate.com](http://www.pastor-realestate.com)



MARYLEBONE LANE, MARYLEBONE W1U **£895 pw**

- Superb Two Bedroom
- Balcony
- Interior Designed
- Fully Fitted Kitchen
- Luxury Bathrooms
- Comfort Cooling
- Close to Bond Street Tube
- Passenger Lift



HILL STREET, MAYFAIR W1J **£450 pw**

- Bright Studio
- Portered Block
- Newly Refurbished
- Close to Shops & Amenities
- Fully Furnished
- Good Storage
- Excellent Pied a Terre
- Passenger Lift



SHEPHERD MARKET, MAYFAIR W1J **£650 pw**

- Two Bedroom
- Fully Furnished
- Good Storage
- Eat-in Kitchen
- Quietly Located
- Close to Green Park
- Very Spacious
- Period Building



ST JAMES'S SQUARE, ST JAMES'S, LONDON SW1 **£795 pw**

- Modern Two Bedroom
- On Garden Square
- Newly Redecorated
- Unfurnished
- Luxury Fitted Kitchen
- Two Bathrooms
- Portered Block
- Close to Pall Mall



SHEPHERD MARKET, MAYFAIR W1J **£525 pw**

- Unique One Bedroom
- Newly Refurbished
- High Specification
- Interior Designed
- Marble Tiled Bathroom
- Superb Bespoke Kitchen
- Close to Shops & Amenities
- Village Atmosphere



CHESTERFIELD GARDENS, MAYFAIR W1J **£795 pw**

- Spacious Two Bedroom
- Newly Refurbished
- 24 Hour Porter
- Large Eat-In Kitchen
- Passenger Lift
- Fully Furnished
- Fully Tiled Bathrooms
- Moments from Hyde Park

To view further properties please visit our website or telephone us to discuss your requirements. Not all current instructions are promoted online.

[www.pastor-realestate.com](http://www.pastor-realestate.com)



THE ARMITAGE, MARYLEBONE W1W **£1,100 pw**

- Two Bedroom Duplex
- Interior Designed
- Comfort Cooling
- Exceptional Finishes
- Concierge
- On Site Gymnasium
- Solid Wood Flooring
- Close to Tube



MERCHANT SQUARE, PADDINGTON W21 **£1,375 pw**

- Impressive Three Bedroom
- Contemporary Development
- Excellent Entertaining Space
- 13th Floor with Views
- 24 Hour Concierge
- Luxury Tiled Bathrooms
- Interior Designed
- Secure Underground Parking



WELBECK STREET, MARYLEBONE W1G **£1,795 pw**

- Luxury Serviced One Bedroom
- Stunning Period Building
- Concierge
- Hotel Style Services
- In Marylebone Village
- Access to Health Club
- Twice Weekly Maid Service
- All Bills Included

To view further properties please visit our website or telephone us to discuss your requirements. Not all current instructions are promoted online.

**PROPERTY TO LET**



PARK WALK, CHELSEA SW10 **£1,200 pw**

- Stylish Two Bedroom Duplex
- Luxury Gated Development
- Interior Designed
- Bespoke Fitted Kitchen
- Private Patio
- Secure Underground Parking
- Crestron Automation System
- Smart TV's & Surround Sound



NEW CAVENDISH STREET, MARYLEBONE W1G **£1,850 pw**

- Lateral Three Bedroom
- Newly Refurbished
- Period Building
- Daily Porter
- Reception & Dining Rooms
- Eat-In Kitchen
- Unfurnished
- High Ceilings



UPPER BROOK STREET, MAYFAIR, W1K **£2,000 pw**

- Three Bedroom Duplex
- Beautiful Period Building
- Original Features
- Prestigious Location
- Newly Decorated
- Ideal Family Home
- Close to Amenities
- High Specification



SHEPHERD STREET, MAYFAIR W1J

Contemporary house, on a quiet Mayfair street with many bespoke features including Lutron lighting, Crestron media system, air conditioning. Extending to 2,837 sq ft (264 sq m), furnished:

- Master Bedroom Suite, Two Further Bedrooms
- Large Entrance Hall, Reception with Fireplace
- Large Kitchen/Dining Room/Media Room
- Three Terrace/Patio Areas/Integral Garage

£4,000 pw (furnished)



WYCOMBE SQUARE, KENSINGTON W8

£775 pw

- Excellent One Bedroom
- Exceptionally Spacious
- High Ceilings
- Modern Development
- Secure Underground Parking
- Air Conditioning
- Solid Wood Flooring
- 24 Hour Concierge



MARYLEBONE LANE, MARYLEBONE W1U

£850 pw

- Two Double Bedrooms
- Two Balconies
- Quiet Location
- Interior Designed & Furnished
- Comfort Cooling
- Kitchen with Granite Worktops
- Video Entry
- Close to Bond Street Tube



HILL STREET, MAYFAIR W1J

£850 pw

- Unique Two Bedroom
- Period Building
- High Specification
- Modern Interior
- Apartment with Hotel Amenities
- All Services Included
- Access to Health Spa
- Close to Shops & Amenities



HERTFORD STREET, MAYFAIR W1J

£2,625 pw

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