



ISSUE 8 / DEC 2016

PERSPECTIVES™



LONDON | MONACO



SHEPHERD MARKET

CHRISTMAS LIGHTS

Christmas is around the corner and the city of London sparkles with the beauty of its festive illuminations. Dispelling wintery gloom by brightening up our evenings, these lights are broadcasting the joy of the holiday season throughout London.

In few places is the annual switching on of the Christmas lights more eagerly anticipated than in the charming Shepherd Market of Mayfair; here, the event has come to mark the start of the Christmas period with an emphatic celebration - in part thanks to its sponsor, Pastor Real Estate, Mayfair's leading luxury estate agent. This year, on Thursday 8th December, the Shepherd Market Association invites you to attend this family event.

Shepherd Market is a characterful, small square that is bordered by a variety of boutique shops, restaurants and impressive Victorian pubs. This unique little enclave is tucked away between Piccadilly and Curzon Street, in the heart of London's Mayfair. It is a hidden gem, known for its wonderfully relaxed village-like atmosphere.

With the support of over 60 retailers, residents and traders from this corner of Mayfair, the Shepherd Market Association organises the annual event of the switching on of the Shepherd Market Christmas lights, with Pastor Real Estate as its main sponsor. This festive affair has an appealing and appetising array of traditional Christmas features: mulled wine, mince pies, Christmas carols and even a brass band will be present in this beautiful Mayfair setting.

Many well-known establishments in Shepherd Market and Mayfair contribute every year to the success of the event. This year, Kitty Fisher's, 5 Hertford Street, L'Eto Caffe and others will set themselves up on the street, with drinks and delicacies on offer for the crowd of local residents to enjoy. And of



course, Pastor Real Estate looks forward to welcoming all our clients and local residents to this festive event.

In previous years, the Shepherd Market Christmas Lights event has been well-attended by celebrity residents of Mayfair and London, including Sir Stirling Moss, Boris Johnson and Zac Goldsmith. Last year, Michael Palin, the ex-Python and national treasure, brought his humour, warmth and laughter to the Christmas event.

This year, thanks to Oliver Milburn, Actor and Co-Owner of Kitty Fisher's, Elizabeth Hurley, will be in charge of the all-important switch. Oliver and Elizabeth starred in the American TV series, *The Royals* together. Elizabeth is happy to lend her revered presence to the event and says:

"Shepherd Market is such a unique part of London, it has a real neighbourhood feel. I love the mix of shops, galleries and restaurants, particularly Kitty Fisher's - one of my all time favourites, and of course the wonderful 5 Hertford Street. I'm thrilled to be switching on their Christmas lights and to be supporting this unique pocket of Mayfair."

The Shepherd Market Association, with Pastor Real Estate, have also decided to support the historic homeless charity, St. Mungo's Broadway, at the Shepherd Market Christmas Lights event. This charity, formed in 1969 and named after the patron saint of travelling Celts, has been hugely successful in helping homeless people to be housed, engendering positive change in their lives.





RESURGENCE OF BRITISH GASTRONOMY 04

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Material sent to the title or Editor is deemed to be supplied for publication.

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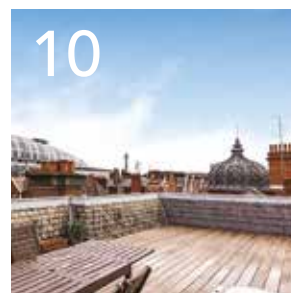
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THE RESURGENCE OF FINE BRITISH GASTRONOMY

TASTE THE BRITISH CULINARY REVOLUTION

As the winter months edge closer, the warm familiarity of traditional British food is most welcome. For a long time British food was considered inferior to its neighbouring French cuisine - our pub food to their gastronomie. But thanks to the creative mastery of a select few, this opinion is coming into question and the revival of British cuisine is well underway. British food has been reimagined and can offer an exquisite alternative to the most celebrated of foreign delicacies.

In and around Mayfair - the capital's most desirable neighbourhood, which is home to the nation's most luxurious real estate - some of London's best British food can be sampled, prepared by Michelin-starred chefs in lavish restaurants. We've hand-selected only the very finest; taste perfection at one of these five culinary institutions.

The Dining Room, The Goring Hotel.

Just a stone's throw from Buckingham Palace, The Goring Hotel houses The Dining Room, the quality and elegance of which was rewarded this year by its first Michelin star. Chef Shay Cooper reinterprets British classics in a contemporary manner, while the celebrated Eggs Drumkilbo remains the star of the menu. It was, after all, rumoured to be The Queen Mother's favourite dish.

Fera, Claridge's.

Located at Claridge's in Mayfair, Fera serves an innovative menu of stunningly decorative dishes in an equally spectacular setting. The restaurant's elaborate and ever-evolving menu is inspired by the changing seasons and the produce is sourced from British farms, resulting in a very fresh approach to British classics. Fera means wild in Latin, which underpins the restaurant's heavy association with nature - a nexus that they aspire to illustrate visually on their plates.

Dinner by Heston Blumenthal, Mandarin Oriental Hyde Park.

Further west and with a stunning view over Hyde Park, Mandarin Oriental Hyde Park is a symbol of the luxuries on offer in London. A far cry from its experimental counterpart, The Fat Duck, Dinner by Heston Blumenthal delves into Britain's gastronomic past, re-emerging triumphantly from as far back as 1300 with creations such as the mysterious Meat Fruit. Blumenthal's years of research paid off: Dinner is one of only eleven London restaurants with two Michelin stars to its name.

Berner's Tavern, The London Edition Hotel.

Venture north of Mayfair into Fitzrovia, on the edge of Soho, to find Berner's Tavern nestled in The London Edition Hotel. Run by British restaurateur, Jason Atherton, owner of three Michelin-starred restaurants, Berner's Tavern is not simply celebrated for its fine British cuisine but also for its ornately decorated interior. Recognised by the likes of GQ and Elle,

the opulence of the décor, combined with the finest of British culinary exploits, makes Berner's Tavern a statement of gastronomic pride, as well as a great success.

Scott's.

Coming back into the heart of Mayfair, Scott's on Mount Street offers something a bit different. Scott's is a venerable London institution, originally opened in Haymarket in 1851. Instead of taking on all British classics, Scott's specialises primarily in seafood, although a variety of options appear on the menu. The tables look onto the elegant oyster and champagne bar, offering an enjoyable way to await a sumptuous roasted shellfish for two.

Undoubtedly, British cuisine as we know it is taking a confident step forward. As these restaurants and their renowned chefs redefine our homely classics, even French gastronomie might learn a lesson or two in modernity from the very best of British food.



THE MAYFAIR AWARDS

A CELEBRATION OF INDUSTRY AND COMMUNITY IN MAYFAIR



Headline sponsor of
THE MAYFAIR AWARDS 2016

The Mayfair Awards were held on 25th October 2016 at The Ritz London to celebrate Mayfair establishments and their participation in the local community. As the headline sponsor, Pastor Real Estate once again pledged its support.

Organised by The Mayfair Magazine, The Mayfair Awards recognise the hard-working businesses, individuals and organisations that contribute to the success of industry in Mayfair.

Bruce Russell, Luxury Event Planner, oversaw the design of the venue in The Ritz' William Kent House; the rooms were filled with floral arrangements from Mayfair florist Paul Thomas and scented candles from Roja Dove. Artist Ayumi Toyashi drew guests' portraits, while whisky cocktails from Macallan and Billecart-Salmon champagne accompanied a sumptuous selection of gourmet food.

David Lee, Head of Sales at Pastor Real Estate, acted as a judge on the Awards' panel and reflected that this year's nominations presented "an incredible selection of entries from which to choose".

The Mayfair Award Winners 2016

- Best New Opening** – Manolo Blahnik
- Best Independent Fashion Boutique** – Jenny Packham
- Best Showroom Design** – Dior
- Best Interiors Boutique** – Mayfair Design Studio
- Outstanding Contribution to Mayfair** – The Residents' Society of Mayfair and St James'
- Local Hero Award** – the street cleaners of Mayfair
- Best Perfumer** – Penhaligon's
- Best Independent Jewellers** – Hancock's
- Best Public Space** – Grosvenor Square Gardens
- Best Cocktail Bar** – Mr. Fogg's
- Best Restaurant Experience** – Scott's
- Best Hotel Suite** – The Royal Suite at Claridge's
- Best Exhibition at an Art Gallery** – Hockney
- Best Display of Craftsmanship** – Smythson
- Best Local Event** – Mount Street Christmas Lights
- Best Charitable Initiative** – Emma Willis and Style for Soldiers
- Best Sustainability Initiative** – The Browns Hotel and its partnership with CleanConscience



DIARY DATES FOR WINTER 2016



Shepherd Market Christmas Lights

Thursday 8th December 2016

Guest of honour, English actress and model, Elizabeth Hurley, to switch on lights at annual event in support of St Mungo's.

www.shepherdmarket.co.uk



St James's Christmas Carol Concert

Wednesday 14th December 2016

Seasonal cheer lead by the Royal Academy of Arts Choir. Followed by warming mince pies and mulled wine. St James's Church, 197 Piccadilly, London W1J 9LL

www.sjp.org.uk

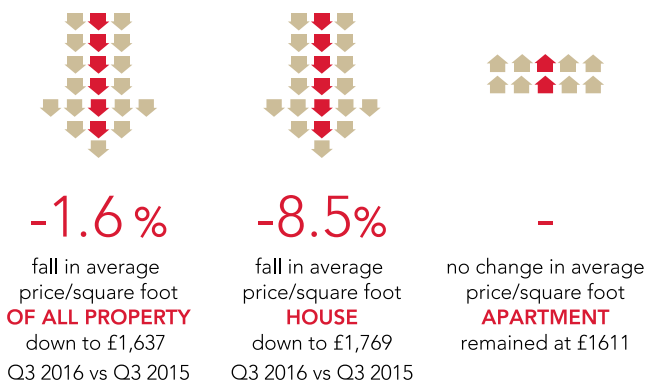
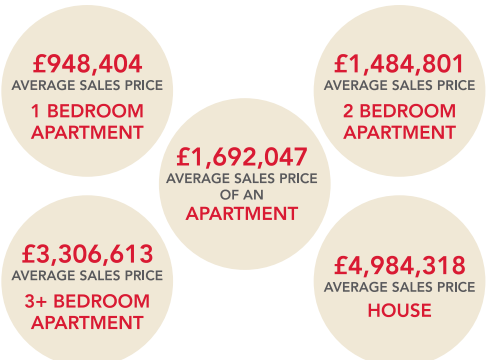
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Pastor Real Estate offers a professional property management service, ensuring a bespoke customer experience for our clients. Our highly knowledgeable team are able to deal with high-profile refurbishments, project management and elegant interior design. Our dedicated property manager prides himself on exceeding our tenant's expectations whilst carefully considering the needs of every landlord. To discuss your requirements in further detail, please contact Barry Daly on +44 (0)20 3195 9595 or email propertymanagement@pastor-realestate.com.



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



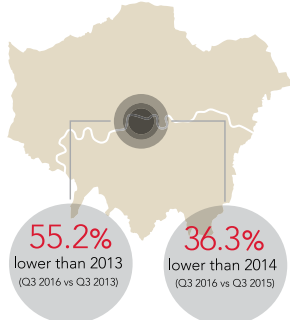
Source: LonRes

UK HOUSING MARKET



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

PRIME CENTRAL LONDON TRANSACTION VOLUMES



Source: Lonres

MAYFAIR MARKET - W1J and W1K

Sales in the last 2 quarters Q216 and Q316

	Lowest Price	Highest Price	Average Price	Number of Sales	Average £ psf
Houses	£6,500,000	£11,500,000	£9,000,000	2	£2,268
Flats	£895,000	£10,750,000	£2,930,000	25	£2,386

Source: Lonres

MAYFAIR: DEVELOPMENT MARKET

402 additional private residential units with planning permission across Mayfair (W1J, W1K). This includes all private residential units with planning permission or under construction.

111 new units are due to complete in 2016 or 2017, representing 27.6% of the current planning pipeline.

Source: EGI / DataLoft

THE MONACO DANCE FORUM 2016

OPÉRA DE MONTE CARLO IN DECEMBER

Monaco has long been associated with luxury, from some of the world's most exclusive property to the superyachts of the Monaco Yacht Show. The Principality's affinity with the high-life bears implication on its cultural calendar, which is characteristically opulent and has played a significant role in defining the region's distinguished history.

It is in the heart of Monte Carlo, on the Place du Casino, that one can find the Opéra de Monte Carlo, where regular performances of theatre, opera and ballet delight a loyal clientele. This winter, from 10th to 21st December, Les Ballets de Monte Carlo presents the Monaco Dance Forum 2016.

The Monaco Dance Forum is a biennial opportunity to gain an insight into the world of ballet within the setting of beautiful Monte Carlo. The Forum was designed to bring together workshops, master classes, conferences and film projections; as well as world-class performances from visiting artists, the students of the prestigious Académie Princesse Grace, and

the dancers of the Ballets of Monte Carlo. Under the patronage of S.A.R the Princess of Hanover, and the watchful eyes of Stéphane Martin and J-Ch. Maillot, the Forum has grown in scale and ambition since its inception in 1998.

There is a long history of ballet in Monte Carlo. In 1909, the Russian Serge de Diaghilev established himself in Monaco after presenting his ballets in Paris. Diaghilev presented imaginative performances for over twenty years, constantly challenging the artistic conventions of his time. However, it wasn't until 1985 that Les Ballets de Monte Carlo - as we know them today - were born, under the patronage of S.A.R the Princess of Hanover. In 1993, following a successful career, Jean-Christophe Maillot was named Director of Choreography of Les Ballets de

Monte Carlo – a position that he still holds today.

A widely celebrated choreographer, Maillot draws inspiration from all different manifestations of art: each of his ballets sources ideas from literature, theatre or the beaux-arts.



Maillot refuses to shy away from contrast and diversity. Thus, his works are considered impossible to classify, as they hover between the worlds of classical and contemporary. They must be experienced to be truly appreciated; Maillot understands ballet as a dialogue between the dancer and spectator.

Whether you are a ballet connoisseur or culturally curious, this December's Monaco Dance Forum is a sure way to regale your senses and begin to experience the rich Monegasque culture.



**TO LET RESIDENCE SIMONA****280,000 EUROS PA + 30,000 EUROS CHARGES**

Overlooking the olive gardens of Princess Antoinette park in the centre of Monaco, this striking architectural building, by Jean-Pierre Lott, offers twenty four luxurious apartments. The panoramic views are breathtaking, and the building itself has gained much admiration, for its rich and complex geometry. Elevators serve each level of this duplex apartment, which boasts large sun terraces, two private pools and four bedrooms, all of which are en-suite with their own dressing rooms. Only the finest quality materials have been used throughout the interior specification to enhance the luxurious and opulent atmosphere these exceptional apartments have to offer. Parking space also available under separate negotiation.

CONTACT DETAILS:

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T +377 97 70 20 70**E** contact@pastor-immo.mc

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



FOR SALE MIRABEAU

45,000,000 EUROS

Set within one of the most prestigious residences in the heart of the Golden Square, this luxurious and elegant duplex apartment extends to 760 sq.m with generous terraces. The reception areas are on the 3rd floor and offer fantastic views. The dining room is connected to the superb kitchen, which also includes a separate staff entrance. The apartment has four double bedrooms, all with en-suite bathrooms and dressing rooms and the master bedroom also benefits from an independent study or sitting area. Other amenities which complete the accommodation of this spacious apartment include a laundry room, with staff cloakroom together with a cellar. There are also secure car parking spaces for three cars.

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FOR SALE GRAND LARGE

9,400,000 EUROS

Located in a residential area, overlooking the Fontvieille Marina, this family apartment has been completely renovated to a high specification. With stunning views of the harbour, the Rock and the sea, this spacious home boasts a large living area which includes a sitting room, dining room and an office corner together with a luxury fully fitted open plan kitchen leading onto a spacious terrace. The apartment has three double bedrooms with en-suite bathrooms and dressing rooms. This prestigious complex also boasts a beautiful modern pool and sunbathing area.

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FOR SALE EATON GATE, BELGRAVIA, SW1

£10,000,000

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 578 sq m (6,225 sq ft) with a Full Repairing & Insuring lease of 126 years.

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FOR SALE CHESTERFIELD HOUSE, W1J 5JX

£1,795,000

This beautifully refurbished apartment is located on the first floor of this purpose built and 24 hour portered block with lift in the heart of Mayfair. The reception room benefits from an original fire place with elegant parquet flooring and is complimented with a 1940s antique crystal chandelier. The bespoke kitchen has integrated Siemens appliances, Carrera marble worktops and Buster & Punch brass handles. The spacious double bedroom boasts more than ample storage with bespoke, oak wardrobes with soft close doors and LED lighting. Leasehold plus Share of Freehold

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FOR SALE RICHARDS PLACE, SW3

£1,195,000

Beautifully refurbished one bedroom flat with own entrance located on a secluded residential street in the heart of Chelsea, a short walk from the boutiques, restaurants and bars of Walton Street. Extending to over 500sq ft, this well proportioned property comprises one double bedroom with fitted storage, bright reception with sky lights, bathroom and a fully equipped kitchen leading to a terrace. 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

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TO LET LANCASTER GATE, HYDE PARK, W2

£1,250 PER WEEK

Magnificent two bedroom split level apartment set within this white stucco building, moments from Hyde Park. This spacious 2093 sq ft (194 sq m) apartment benefits from a grand mezzanine stairwell with dome skylight, original coricing, under floor heating and air conditioning. Entrance hall, huge reception/dining room with high ceiling and fireplace, fully fitted luxury kitchen, two double bedrooms with limestone tiled en-suite bathrooms, guest cloakroom and additional staff entrance at ground level.

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TO LET UPPER GROSVENOR, MAYFAIR, W1

£1,400 PER WEEK

Well presented, three bedroom located between Grosvenor Square and Park Lane, a short stroll from the exclusive designer shops, boutiques and restaurants of Mayfair.

The spacious accommodation comprises entrance hall, reception room, master bedroom with en-suite bathroom, 2nd double bedroom with en-suite shower room, third bedroom/study, guest cloakroom /shower room, fully fitted kitchen and excellent storage throughout.

Rent inclusive of heating and hot water.

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TO LET
NORTH AUDLEY STREET W1 £950 P/W

- Modern two bed
- Spacious
- Interior designed
- Good storage
- Close to Hyde Park
- Large bay window
- Feature fireplace
- Excellent location



TO LET
WARREN STREET W1 £875 P/W

- Newly decorated
- Eat-in kitchen
- Wood flooring
- Passenger lift
- Video entry phone
- Close to transport links
- Fitted wardrobes
- Unfurnished



TO LET
MARYLEBONE LANE W1 £850 P/W

- Luxury development
- Moments from tube
- Passenger lift
- Fitted equipped kitchen
- Comfort cooling
- Excellent storage
- Quiet location
- Balcony



TO LET
CHESTERFIELD GARDENS W1 £750 P/W

- Stunning one bed
- 24 hour concierge
- Moments from Hyde Park
- Newly refurbished
- Solid wood flooring
- Eat-in kitchen
- Close to transport links
- Magnificent mirrored hall



TO LET
MEARD STREET W1 £1,750 P/W

- Grade II Listed
- Newly refurbished
- 4 bedrooms
- 3 reception rooms
- In the heart of Soho
- Private patio garden
- Period features
- Quiet location



TO LET
HERTFORD STREET W1 £1000 P/W

- Luxury two bed
- Close to Hyde Park
- Portered block
- Spacious & bright
- Open plan kitchen
- Wood flooring
- Perfect for entertaining
- Near to Green Park & tube



TO LET
HOLLAND PARK AVENUE W11 £900 PW

- Penthouse
- Ultra-modern
- Magnificent views
- Wooden floors
- Concierge
- Passenger lift
- Spacious & bright
- Close to transport links



TO LET
HAYS MEWS MAYFAIR W1 £1,200 PW

- Quiet location
- Private entrance
- Excellent storage
- Fully furnished
- Patio 3 double beds
- Marble bathroom
- Study



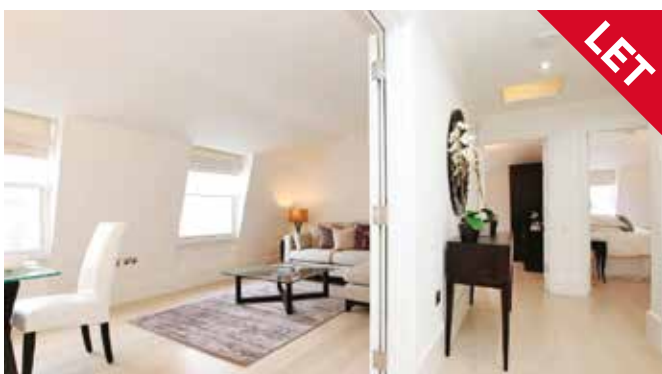
TO LET
SOUTH AUDLEY STREET W1 £775 PW

- Superb one bed
- High ceilings
- Feature fireplace
- Excellent location
- Marble bathroom
- Fitted kitchen
- Passenger lift
- In Mayfair Village



WHITE HORSE STREET W1 £1,395 P/W

- Newly refurbished
- Stunning roof terrace
- Close to Green Park
- Solid wood flooring
- Interior designed
- Excellent storage
- Eat-in kitchen
- 2 reception rooms



CURZON STREET MAYFAIR W1 £1,250 P/W

- Superb two bed
- Solid wood flooring
- Passenger lift
- Close to shops & amenities
- Fitted kitchen
- Limestone tiled bathrooms
- Dressing room
- In the heart of Mayfair



BOLTON STREET MAYFAIR W1 £650 P/W

- Newly refurbished
- Balcony
- Solid wood flooring
- High ceilings
- Stunning one bed
- Luxury bathroom
- Feature fireplace
- Fully fitted kitchen



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