



Pastor Real Estate has recently bolstered its presence in the Mayfair community with the opening of a dedicated sales office at 11 Curzon Street. Located opposite the company's 48 Curzon Street office, the additional branch is a welcomed addition to the Pastor Real Estate team, which remains firmly anchored in the heart of Mayfair.

David Lee, Head of Sales for Pastor Real Estate, commented on the company's expansion:

"We are pleased to announce the opening of our dedicated Sales office on Curzon Street. The new opening cements our commitment to the area and we look forward to a successful 2017."

On the topic of the upcoming year and with regards to the probability of Mayfair remaining a popular area for property investors, David added:

"Since June's Brexit result, prime central London has once again proved itself exceptionally resilient. Mayfair remains one of the world's most desirable places to live and I have no doubt there will be significant price growth once the market fully stabilises. Mayfair will remain the epicentre of luxury living. This highly contested and prestigious neighbourhood is unlikely to fall out of favour

with the world's most wealthy individuals anytime soon. With ultra-low interest rates set to remain for the foreseeable future, Mayfair will no doubt continue to attract widespread long-term investment from those around the world who seek a safe haven to park their cash. International investors will continue to take advantage of currency fluctuations in 2017."

Mayfair's historical importance - as well as the opulence of the area's real estate - makes the exclusive London village the ideal home in which Pastor Real Estate can continue to grow. The re-development of 11 Curzon Street has created a welcoming, light, and spacious office, from which the sales team will operate. From here, the team will continue to promote its tailored and boutique services, which include sales, lettings, property management, development, architectural, project management, and commercial property solutions.

Pastor Real Estate offers a sense of professionalism in all manner of real estate-related services, ensuring a bespoke customer experience for clients.

The company's highly knowledgeable property management team can oversee high-profile refurbishments, the management of prestigious properties, and the supervision

of intricate interior design projects from start to finish, among other tasks. The dedicated property manager prides himself on exceeding tenants' expectations, while carefully considering the needs of every landlord; and the support team is on hand to address potential problems, taking the stress out of letting a property.

Pastor Real Estate's architectural team offers an in-depth knowledge of prime central London property, and has accrued many years worth of experience in developing properties in both London and Monaco. If you are buying as an investment - for the purpose of development, refurbishment, restoration or re-development - you stand to benefit from the unrivalled expertise that the company's professionals can offer.

With an extensive team of real estate experts, architects and other specialists, in addition to outstanding project management skills and exceptional customer service, Pastor Real Estate is able to manage even the most complex construction projects on your behalf.

The Pastor Real Estate team invites you to visit them at their new sales office at 11 Curzon Street. For all lettings, architectural services, and property management services, Pastor Real Estate continues to operate out of the main office at 48 Curzon Street.



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HIGH TEAS IN THE HEART OF MAYFAIR

Afternoon tea has long been the height of sophistication and Mayfair establishments offer some of the finest.



MONACO PROPERTIES FOR SALE / TO LET

A selection of the latest Sales/Lettings instructions currently available through Pastor Immobilier. More are available on the website.



THE MARKET 'AT A GLANCE'

The Mayfair and broader UK property market: latest facts and figures providing a snapshot of the current state of play.



LONDON PROPERTIES FOR SALE / TO LET

A selection of the latest Sales/ Lettings and Commercial instructions which are currently available through Pastor Real Estate. More are available on the website.



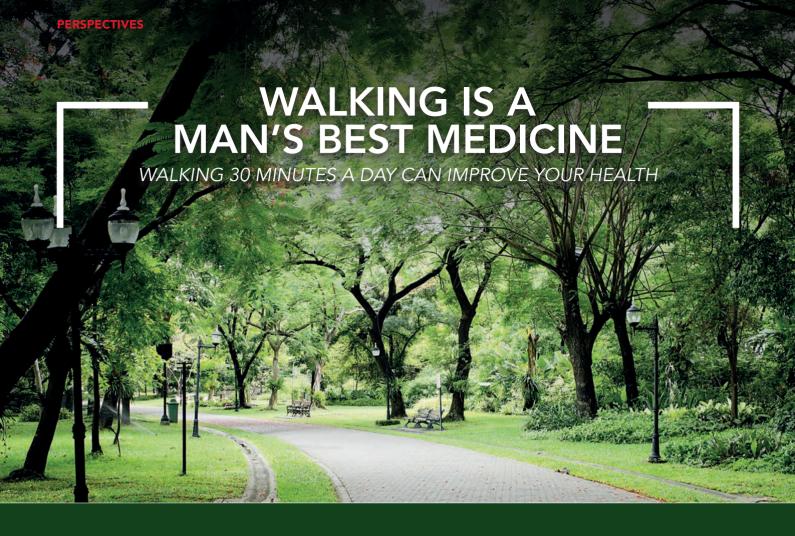
MONACO'S BAL DE LA ROSE

Discover the most exclusive event of the Monegasque social calendar, its history and its importance in Monte Carlo to this day.



THE PASTOR REAL ESTATE TEAM

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.



There is no doubt that walking is good for both the body and mind. In fact, just walking briskly for 30 minutes per day can improve your health. Luckily, in and around Mayfair, there are beautiful, big parks in which one can enjoy the pastime, such as Green Park, St James' Park, and, of course, Hyde Park. There are also gardens, such as Grosvenor Square, Mount Street Gardens, and Berkeley Square Gardens. In addition to these green spaces, there is also incredible architecture to admire, wide pavements, and convivial pedestrianised areas in Mayfair, each of which is designed to encourage carefree flâneurs to go the extra mile on foot.

The advantages of walking include weight loss - as walking can burn 90 to 200 calories in just 30 minutes - as well as strengthening your heart and bones, and reducing the risk of disease. Walking can also trigger natural endorphins for pain relief and, with the help of vitamin D-enriched sunshine, can improve your general mood. Walking has even been scientifically proven to be anti-aging, increasing an average lifespan by 3 to 7 years. Walking in central London can also be the quickest way to get around. Last year, Transport for London produced an alternative tube map that demonstrated just how short distances between tube stations in prime central London really are. For example, it

only takes 8 minutes to walk from Green Park station to Piccadilly Circus, at an average pace.

There are documented walking routes through the heart of the city for members of the public to follow and enjoy. One such example is a seven-mile walk through the royal parks, which was established in the memory of Diana, the Princess of Wales. Another route was inspired by the famous, romantic novels of Georgette Heyer, which were set in the early 18th Century. This walk begins at the Athenaeum Club on Waterloo Place, absorbs St James's Square, Burlington Arcade and Green Park, and ends on Half Moon Street. If you wish to treat yourself to some new shoes - for all the extra miles you will be covering - perhaps stop at the elegant shoe shop, Crockett and Jones, in the Burlington Arcade.

The richness of history, art, and culture in the Mayfair area means that you can easily devise your own walk, depending on your interests. Perhaps you would like to visit Brown's Hotel, which is London's oldest hotel and the site from which Alexander Graham Bell made the first successful UK telephone call? Or perhaps you would be more interested in Sotheby's, the world-famous auction house? Or Fortnum and Mason's, a 300 year old company that is dubbed the 'Queen's Grocer?'

Last but not least, walking is a great way to develop both a great appetite and a thirst; and where else would you want to crave nourishment than in Mayfair, with its variety of restaurants, cafes and bars in which to sample fine food and drink? Pastor Real Estate highly recommends Shepherd Market, with its unique, village-type atmosphere and fine dining at well-known local establishments, such as Kitty Fisher's or Misto.

With spring on its way and the days getting longer, it is the perfect time to take to the paths of Mayfair to truly appreciate its solendour.



MOTHER'S DAY AFTERNOON TEA

DELIGHT IN DELECTABLE SCONES AND CLOTTED CREAM



In the 1840s, the 7th Duchess of Bedford, Anna Russel, began to feel peckish in the long hours of the afternoon, between her luncheon and late supper. Her elegant solution to these problematic pangs involved tea, of course, but also some sandwiches and other delicacies to appease her hunger until the evening meal.

From these humble beginnings was born the now revered British Afternoon Tea. It goes without saying that the best afternoon teas are to be found in London, but the very best of these can be enjoyed in the heart of Mayfair - London's most exclusive neighbourhood.

With the festive season lost to memory, afternoon teas are becoming a leisurely activity of choice once more, as we search for the best excuse to delight in delectable scones and clotted cream. As the 7th Duchess of Bedford was not only a culinary visionary but also a loving mother to William, the future 8th Duke of Bedford, it is fitting to honour her memory with a spot of afternoon tea this Mother's Day.

Infused with tradition and served with a splash of creativity, afternoon teas are served

with passion in a range of Mayfair's grandest institutions. From the health-conscious to the most curious, any mother is certain to find something to tickle their appetite on the 26th March, much like the 7th Duchess of Bedford.

Based on Half Moon Street, Flemings Mayfair welcomes tea-drinkers openly. The 'Treat Me Afternoon Tea' option is currently offered on a buy one get one half price basis, and comprises fine tea from The East India Company, a selection of sandwiches, a spread of scones, and Petits Fours – four sweet snacks.

In contrast to this traditional spread, Mr. Fogg's answer to Anna Russel's midafternoon snack follows an altogether more hedonistic recipe by blending the familiar Earl Grey and English breakfast tea with Hendrick's gin, and Jasmine and Rooibos tea with champagne. However, true to form, the cocktails are served in a traditional teapot. For the more daring mother with grown children, Mr Fogg's Tipsy Tea is certain to provide an afternoon

of fun. The elegant setting is tucked away behind Berkeley Square.

Of course, Mr. Fogg's option may not be everyone's cup of tea. Mayfair's famed Brown's Hotel serves the region's healthiest interpretation of the afternoon tea, offering an array of gluten-free options, light cream, and low-sugar jams. This does not mean to say Brown's Hotel will ever scrimp on the indulgence: seated where Queen Victoria best enjoyed her afternoon teas - among wooden panels, comfortable seats, and an intimate atmosphere - guests enjoy a wonderful menu, without any hint of the guilt that may follow one too many scones.

British afternoon tea has come a long way since the 1840s, yet it remains traditional at heart. Its versatility and timelessness makes it the ideal gift for any mother and offers the perfect opportunity to bring all generations together in Mayfair. It has become a symbolic token of gratitude and affection to those we love the most.



DIARY DATES FOR SPRING 2017

Mother's Day Afternoon Tea

Sunday 26th March 2017

Flemings Mayfair once again charms its clientele with a tower of delights and chilled Champagne to celebrate your loved one on Mother's Day.

www.flemings-mayfair.co.uk



America After the Fall in the 1930s

25th February to 4th June 2017

At the Royal Academy of Arts, explore the artistic landscape of 1930s' America which tells the story of a nation in flux.

www.royalacademy.org.uk

ARCHITECTURAL SERVICES



Pastor Real Estate's architectural team have an in-depth knowledge of prime central London property and many years' experience of property development in both London and Monaco. With an extensive team of real estate professionals, architects and other specialists, in addition to outstanding project management skills and exceptional customer service, Pastor Real Estate is able to administer and manage even the most complex construction projects on your behalf. Our dedicated Development Manager endeavours to find the best possible solution to the clients' design criteria and to deliver projects on time and within budget.

To discuss your requirements, contact Fannar Haraldsson on +44 (0) 20 3195 95 95

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

£851,177
AVERAGE SALES PRICE
1 BEDROOM
APARTMENT

£1,606,921 AVERAGE SALES PRICE 2 BEDROOM APARTMENT £3,540,167 AVERAGE SALES PRICE 3+ BEDROOM APARTMENT £1,928,684 AVERAGE SALES PRICE OF AN APARTMENT £6,213,053 AVERAGE SALES PRICE HOUSE

NB 69 SOLD

-2.9 %

fall in average price/square foot OF ALL PROPERTY

OF ALL PROPERTY down to £1,675 O4 2016 vs O4 2015



fall in average price/square foot **APARTMENT** down to £1,601 Q4 2016 vs Q4 2015



+9.9 % rise in average price/square foot

HOUSE up to £1,980 Q4 2016 vs Q4 2015

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	£6,500,000	£13,500,000	£10,750,000	5	£2,394
Flats	£800,000	£10,750,000	£2,400,000	33	£2,324

Mayfair 2016 vs 2015

	2016	2015	% change
Transactions	63	79	-20.3%
Average £psf (All property)	£2,341	£2,364	-1.0%
Average £psf (Apartment)	£2,276	£2,340	-2.7%
Average £psf (Houses)	£2,788 (sample size 8)	£2,496 (sample size 12)	11.7% (sample size 20)

PRIME CENTRAL LONDON TRANSACTION VOLUMES



27.2% lower than 2014 (Q3 2016 vs Q3 2014) 13.5% lower than 2015 (Q3 2016 vs Q3 2015) 20.7% lower in 2016 compared to 2015

Source: LonRes -

UK HOUSING MARKET

6.9% Average annual growth UK (October 2015 - October 2016)

O. 1 %

Average monthly growth

UK

UK (October 2015 - September 2016) Average annual growth
London
(October 2015 - October 2016)

-1.2% Average monthly growth

London (October 2015 - September 2016) -4.9% Average annual growth

Kensington & Chelsea (October 2015 - October 2016)

-6.7% Average monthly growth

Kensington & Chelsea (October 2015 - September 2016)

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

MAYFAIR: DEVELOPMENT MARKET

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

92 - units are currently under construction and due to complete in 2017, representing 21.7% of the current planning pipeline.

291 - units are currently at permission stage, representing 68.6% of all additional new units in the planning pipeline. There are just 41 units across two schemes at application stage.

Source: EGi / Dataloft

LE BAL DE LA ROSE

MONACO'S MOST GLAMOROUS BALL



Monaco is well known for its promise of a luxurious lifestyle and its uniquely glamorous events. Although the most famous occasions on the Principality's cultural calendar might include the Monaco Yacht Show, the Monaco Grand Prix or the Red Cross Gala, the exclusivity of Le Bal de la Rose - which takes place each March - discerns the glitzy event from all others.

The unique history of Le Bal de la Rose also contributes to its glamorous reputation. In 1954, only two years after her marriage to Prince Rainier of Monaco, Princess Grace took the initiative to inaugurate a new ball. She appointed the artistic director of the Société des Bains de Mer (the historical society which made Monaco the luxury holiday destination it is today), Henry Astric, to interpret her vision.

Mr Astric did not hold back; during a time of exotic dances, such as samba and mambo, he dared to forward the idea of a more traditional ball. To the sound of 100 violins, the waltz would take centre stage against a spectacular backdrop of roses - the event's namesake.

Over the next twenty years, Le Bal de la Rose grew in prestige under the patronage of Princess Grace and began to evolve in concept, but not in tone. Since 1977, Le Bal de la Rose has benefited the Princess Grace Foundation, a charity that is supported through the sale of coveted prizes, which are donated by Monegasque businesses.

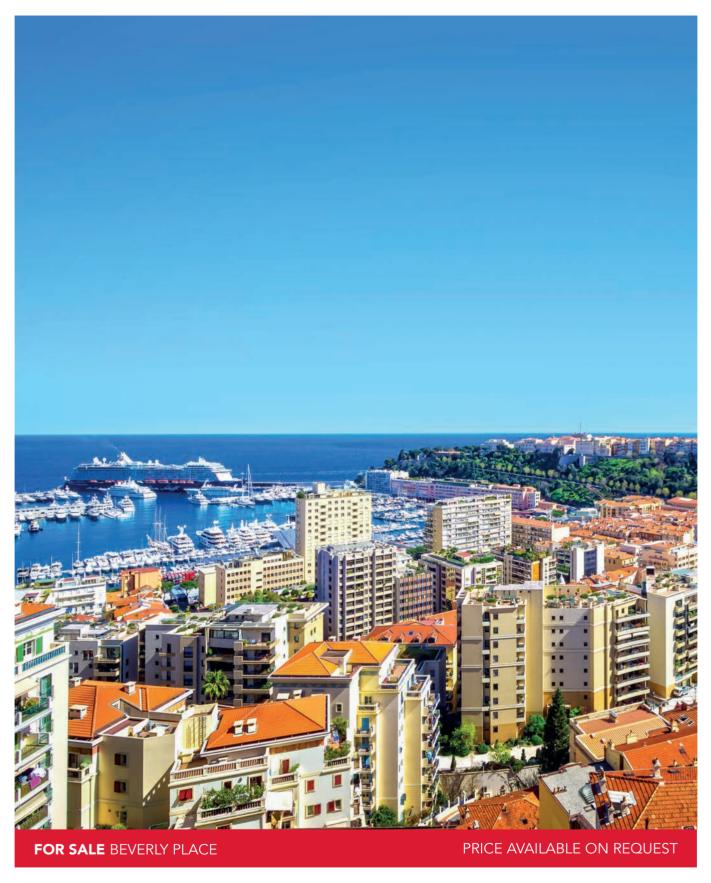
To this day, Princess Grace's name and reputation brings international recognition to her charity, which acts in aid of underprivileged children throughout the world, as well as in support of cultural initiatives in the Principality of Monaco.

The year 1977 also marked the first time that Le Bal de la Rose took place in Monaco's most modern venue at the time, the Sporting Monte Carlo. In the La Salle des Etoiles, under the starry ceiling of the ballroom, Le Bal de la Rose grew and prospered, as, over the years, the stage welcomed artists from around the world to perform for the Monegasque royals and their guests.

From this point in time, each ball followed a different theme: from the French cancan to the Jamaican reggae and the Argentinean tango, a variety of cultural modes have been celebrated under the sparkling canopy of La Salle des Etoile. A different rose and a distinct scent has been selected to represent each cultural theme since 1977, keeping Le Bal de la Rose true to its roots.

Karl Lagerfeld, head designer and creative director of Chanel, has overlooked the artistic interpretation of Le Bal de la Rose over the last five years and will once again delight the party-goers and the Monegasque royal family in 2017. Tickets come at a premium and the guest list is carefully selected. This March, Monaco will dance once more to the rhythm of a new theme as Monte Carlo hosts the 63rd edition of Le Bal de la Rose.





This luxurious apartment is set on a high floor of a prestigious residence, which boasts a reception desk and concierge services. Overlooking Monaco, with a panoramic sea view that spans Cap Martin to Cap Ferrat, this stunning property is located in a quiet residential area of the Principality and can be used as a home or as offices. Residents can enjoy the impressive view from the 335sqm apartment's terrace, which is south/east/west-facing. The apartment enjoys the use of a private helicopter landing pad for swift access from the closest airports, as well as two car parks and a double cellar.

CONTACT DETAILS:

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T +377 97 70 20 70

■ contact@pastor-immo.mc

www.pastor-immobilier.mc MONACO PROPERTY



Located in the most prestigious residence in the heart of the Carre D'or and only a few steps away from the beaches, this luxurious and elegant duplex apartment of 920 sqm boasts large terraces. The reception rooms are on the 3rd floor and they open onto a wide terrace with ideal exposure. The dining room is connected to the large kitchen with an independent staff entrance. A laundry room with staff cloakrooms completes the layout of this apartment. The 4 bedrooms, along with their dressing rooms and bathrooms are on the 2nd floor: the master bedroom also has an independent study/lounge. The building offers high quality finishes and excellent amenities with a swimming pool, a pool house, sauna, fitness room and 24hour security service. It also has a cellar and allocated car parking space.

CONTACT DETAILS:

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FOR SALE CHESTERFIELD HOUSE, MAYFAIR, W1J

£1,695,000

This beautifully refurbished apartment is located on the first floor of this purpose built and 24 hour portered block 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. This apartment also boasts a lift. Leasehold plus Share of Freehold.

CONTACT DETAILS:

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- **E** sales@pastor-realestate.com



This two bedroom apartment, which has a lift, is ideally positioned to benefit from all that Mayfair has to offer while being within easy walking distance to the open space of Green Park, the world class shopping of nearby Mount Street and Bond Street as well as many of London's Michelin-starred restaurants. Extending to 739 sq ft (69 sq m), this naturally bright and lateral apartment features good storage throughout. The accommodation comprises: entrance hall, reception room with dining area, master bedroom with en-suite bathroom, second bedroom with separate shower room and separate fully fitted kitchen. Leasehold.

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THE MAYFAIR PORTFOLIO LONDON W1

7 PRIME MAYFAIR PROPERTIES FOR SALE





FOR SALE THE MAYFAIR PORTFOLIO

• A unique opportunity to acquire a portfolio of 7 prime Mayfair properties

- A variety of mixed-use and residential opportunities
- Potential for development and renovation
- Further details upon application

PRICE ON APPLICATION

CONTACT DETAILS:

David Lee / Simon Green

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E sales@pastor-realestate.com







TO LET SHEPHERD MARKET MAYFAIR W1

£695 PER WEEK

Nestled in the heart of Shepherd Market, three newly refurbished, interior designed, one bedroom apartments finished to a high specification.

This charming location offers easy access to an eclectic mix of restaurants, boutiques and specialty shops together with transport links to all areas of London and the City.

ACCOMMODATION & AMENITIES

Entrance hall | Reception room | Fully fitted bespoke kitchen | Marble shower room | Double bedroom with fitted wardrobes | Solid wood flooring | Air conditioning | Underfloor heating | Good storage | Entry phone system | Intruder alarm

CONTACT DETAILS:

Spencer Taffurelli

T +44 (0)20 3195 9595

E lettings@pastor-realestate.com



Newly Refurbished Maisonette | Master Suite with Dressing Room | Quiet Mews | Private Patio Garden & Balcony | Close to Park Lanes | Marble Bathrooms | Interior Designed | Excellent storage |

CONTACT DETAILS:

Elisabeth Erard

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TO LETSACKVILLE STREET W1 £895 P/W

- Mayfair development
- Wood flooring
- Spacious
- Porter

- Large terrace
- Bright and sunny
- Fully fitted kitchen
- Close to Shops & Amenities



TO LET
BLANDFORD STREET W1 £695 P/W

- Luxury Development
- Concierge
- Split Level One Bedroom
- Air Conditioning
- High Specification
- Air Conditioning
- Close to Marylebone
- Wood Flooring



TO LET MAPLE STREET W1 £495 P/W

- Modern Newly Refurbished
- Two Double Bedrooms
- Open Plan Fitted Kitchen
- Bright Reception Room
- Modern Tiled Bathroom
- Air Conditioning
- Close to Tube Stations
- Fully Furnished



PICCADILLY W1 £895 P/W

- Newly refurbished
- Interior designed
- Spacious and light
- Entry phone system
- Close to transport links
- Day porter
- Two double bedrooms
- Fully fitted kitchen



- Luxury Two Bedroom
- Secure Portered Block
- Excellent for entertaining
- Bespoke Open Plan Kitchen
- High Specification
- Balcony
- Close to Shops & Amenities
- Easy Access to Tube and Park



TO LET MARYLEBONE W1 £800 P/W

- Stylish Two Bedroom
- Modern Development
- Fully Furnished
- Quiet Location
- Close to Bond Street Tube
- Comfort Cooling
- Exceptional Storage
- Wood Flooring



This newly developed property is situated on the north side of Curzon Street, which runs from Berkeley Square to the east to Park Lane to the west. This prime pocket of Mayfair benefits from close proximity to the bars and restaurants of Shepherds Market as well as being only a short walk to Berkeley Square, Green Park and Hyde Park. The entire building was comprehensively redeveloped to provide seven floors of brand new mixed-use accommodation. The two floors of office accommodation are configured to a modern specification throughout whilst still retaining some of the charming period features. The specification includes air conditioning & underfloor heating, high quality engineered wood flooring, energy efficient LED lighting, video entry system, new passenger lift, 100Mb fibre internet, excellent natural light and high ceilings.

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The property is situated on the south eastern corner of Berkeley Square, by its junction with Hay Hill. Located in the heart of Mayfair, the building benefits from close proximity to the popular bars and restaurants of Mayfair. Green Park Underground Station is within close walking distance providing easy access throughout London via the Jubilee, Piccadilly and Victoria lines. The building comprises a unique and historic Grade II listed building enjoying views over Berkeley Square, providing modern office accommodation whilst retaining a number of charming period features both internally and externally.

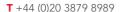
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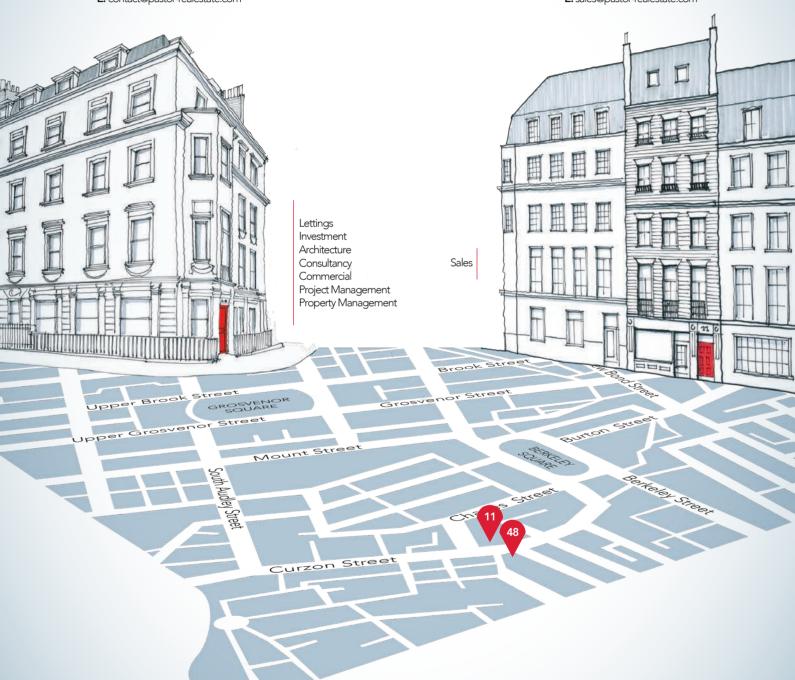
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