



**120 Holborn,
London WC1
£180,000,000**

Headquarter office building let to British Telecom acquired by The Estate Office for a client in 2004 for £100m and recently sold in excess of £180m



**Ventura Park, Brookfields Park
Dearne Valley, Rotherham
£35,000,000**

Long leasehold 150,000 sq ft call centre let on a 20 year FRI lease to a 5A1 D & B covenant acquired by the Estate Office



**Park Road
Regent's Park, London NW1
£35,000,000**

Former petrol station site acquired for a client with the benefit of planning for redevelopment to 29 luxury apartments



**14 Montpelier Street,
Knightsbridge, London SW3
£20,000,000**

22,000 sq ft vacant Victorian mansion block with planning for 14 flats acquired for a client and subsequently resold in excess of £20m



**The Landmark, East Tower,
Canary Wharf, London E14
£18,500,000**

Forward purchase on behalf of a client of the whole of the penthouse floors of an iconic development due for completion in 2011



**New End Hostel, New End Road
Hampstead, London NW3
£14,500,000**

Former hostel sold unconditionally by The Estate Office for redevelopment into luxury apartments on behalf of overseas clients



**3, 5 & 7 Fitzjohns Avenue,
London NW3
£13,000,000**

Three adjoining hotel properties comprising of approx 40,000 sq ft, sold with residential planning permission for a virtual new build of 22 flats with underground parking



**Ravenscourt House, 3 Paddenswick Road,
London W6
£13,000,000**

Ex police block converted to a 159 room hostel producing £1.2m pa sold as an ongoing investment on behalf of overseas clients



**Maiden Lane & Bull Inn Court,
Covent Garden, London WC2
£12,000,000**

Prime Central London development site sold with planning for a mixed use scheme of 14 luxury apartments, offices and a restaurant



**Zenith House,
Colindale, London, NW9
£10,000,000**

Headquarter building on a 2.6 acre site of approximately 200,000 sq ft. sold for a part residential social mixed use scheme



**Ex Saatchi Gallery, Boundary Road,
London, NW8
£10,000,000**

Advised clients on the sale of residential development with planning permission for 14 luxury houses



**Down Street Mews,
London W1
£8,300,000**

Annex of Mayfair private members club with potential for 17,000sqft residential development acquired on behalf of a client



**8-26 Bath Street,
Finsbury, London, EC1
£8,250,000**

70,000 sq ft office building acquired on behalf of a client for redevelopment as student accommodation



**Frestonia, Freston Road
London W11
£8,000,000**

Multi let office building let mainly to Chyialis Records showing a 6% net return acquired on behalf of a private investment company



**The Garth Hotel, Hendon Way
London NW2
£7,500,000**

Highly visible 52 bedroom hotel on a major thoroughfare into London with further development potential acquired for client



**Orbit House, Ritz Parade
Western Avenue, London W5
£7,500,000**

Freehold office building sold for a private client with planning permission for change of use to an aparthotel with commercial space on the ground floor



**Kingston House Car Park,
Knightsbridge, London, SW3
£6,000,000**

An underground car park comprising approximately 120 spaces sold for car parking for a local landmark development



**Wilton Place,
Knightsbridge, London SW1
£6,000,000**

Unmodernised house opposite the Berkeley Hotel in Knightsbridge acquired on behalf of clients for redevelopment to provide a single family dwelling



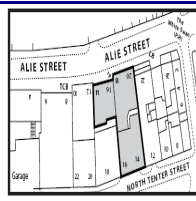
**Newman Street,
London W1
£5,750,000**

Sale of head leasehold interest of an office building



**Finchley Road,
London, NW3
£5,500,000**

Vacant freehold office building sold with planning for 41,000sqft mixed use development



**Alie Street,
London E1
£4,500,000**

Cleared site in prime City location with planning for 38,000 sq ft office scheme sold by the Estate Office



**42 & 43 St James's Place,
St James's London SW1
£4,500,000**

Two adjoining office buildings sold with the benefit of planning permission for two luxury 3000 sq ft houses



**Queensborough Terrace
London W2
£3,500,000**

Freehold period building sold subject to a 1 year rent free leaseback to a school with potential for residential conversion



**The Hare Public House
Watford, Hertfordshire
£3,500,000**

Vacant former public house on a large site sold with planning consent for a care home



**Legion House, Uxbridge Road,
Hayes, Middlesex
£3,250,000**

Retail and office investment sold by The Estate Office with further redevelopment potential



**Shepherd Street,
Mayfair, London W1
£2,500,000**

Freehold unmodernised house sold for redevelopment



**Spur House, Morden Road,
London SW19
£2,500,000**

Sale of head leasehold interest on the upper parts of a mixed use building comprising 12 flats and 2 floors of with potential for further development



**The George Public House, Rushey Green,
London SE6
£2,500,000**

Former Public House and car park sold to a major Housing Association to provide part private part social mixed use development



**Fellows Road,
Belsize Park, London NW3
£2,350,000**

Freehold house divided into 10 self contained flats with a mixture of regulated tenants and AST's requiring refurbishment



**34 & 36 Cheniston Gardens,
Kensington, London, W8
£2,000,000**

Two adjoining terraced houses arranged as an HMO with a number of sitting tenants and AST's sold for investment



**The Queens Head & White Horse Public Houses,
Islington, London, N1
£2,000,000**

Two properties sold for investment comprising public houses on the ground floor with residential accommodation situated above



**St Matthew Street,
London SW1
£2,000,000**

Modern office building located in the heart of Victoria sold for off shore clients with planning permission for conversion into 5 luxury flats



**Sutherland Avenue,
Maida Vale, London W9
£1,975,000**

Unmodernised five storey house sold for redevelopment



**Gauden Road
London SW4
£1,850,000**

Former working men's social club sold with vacant possession and potential for 10 unit residential scheme



**Lower Clapton Road,
London E5
£1,800,000**

Freehold parade of retail shops with residential upper parts sold as an ongoing investment



**Roof Space, Wellington Court,
Wellington Road, London NW8
£1,000,000**

Sold with planning permission for four luxury penthouses in prime St Johns Wood



**Palace Court, Finchley Road,
London NW3
£850,000**

Luxury offices acquired for existing clients for owner occupation



**Chepstow Road,
London W2
£700,000**

Freehold HMO investment with Regulated Tenants and a basement flat sold off on a long lease sold as an ongoing investment