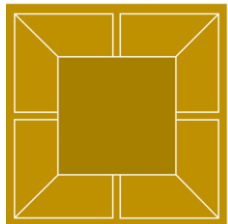




Golden Square



Equity Partners

THE GOLDEN SQUARE PORTFOLIO OF 11 FREEHOLD RESIDENTIAL BUILDINGS IN MAYFAIR, W1, Total 32,356 SQ FEET NET

MAYFAIR SITE PLAN



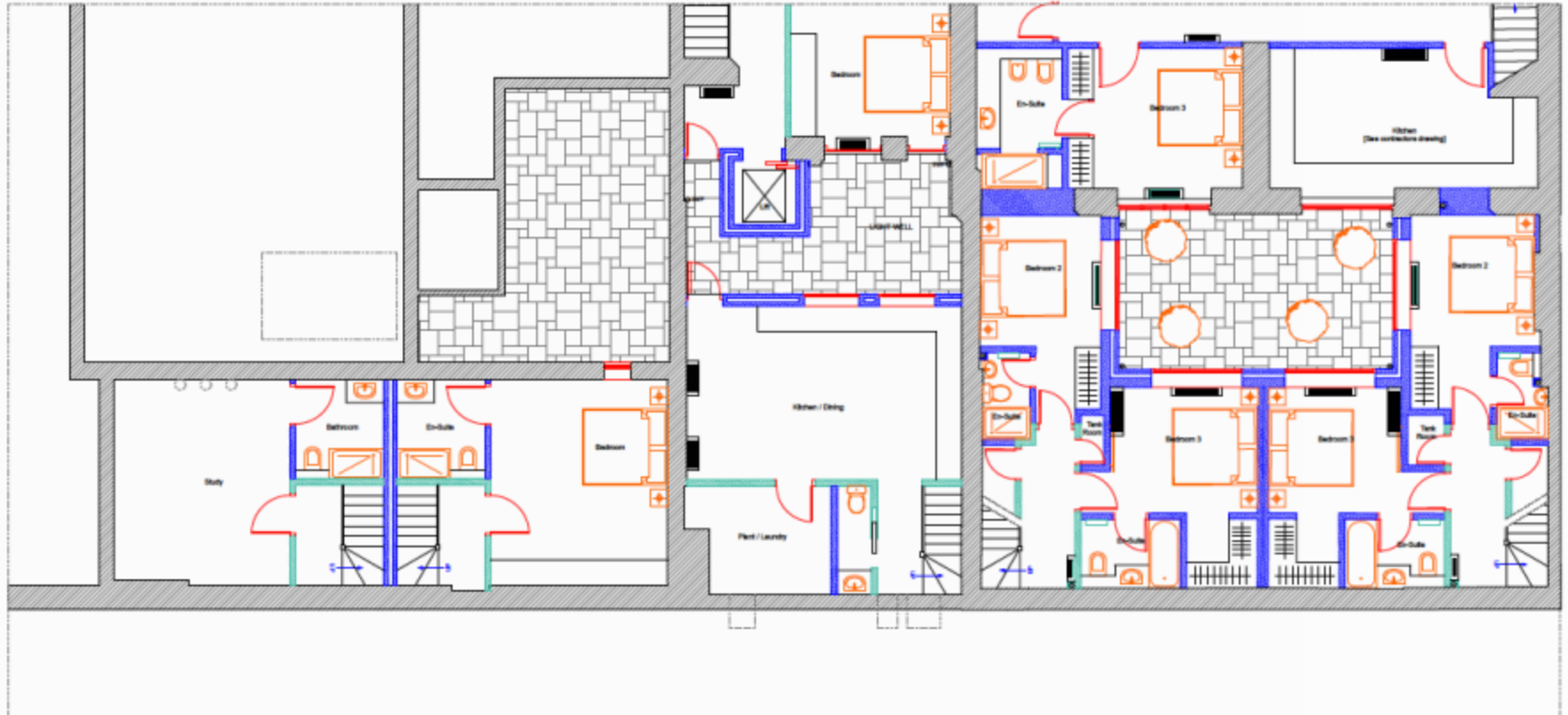
39, 42, 43 & 44 HERTFORD STREET

21,23,25,27,29,31 & 35 SHEPHERD STREET

**39 HERTFORD STREET + 42 & 43 HERTFORD STREET + 44 HERTFORD STREET
21,23,25,27,29,31,35 SHEPHERD STREET, W1J**



PLANS FOR 21,23,25,27 & 29 SHEPHERD STREET - BASEMENT PLAN

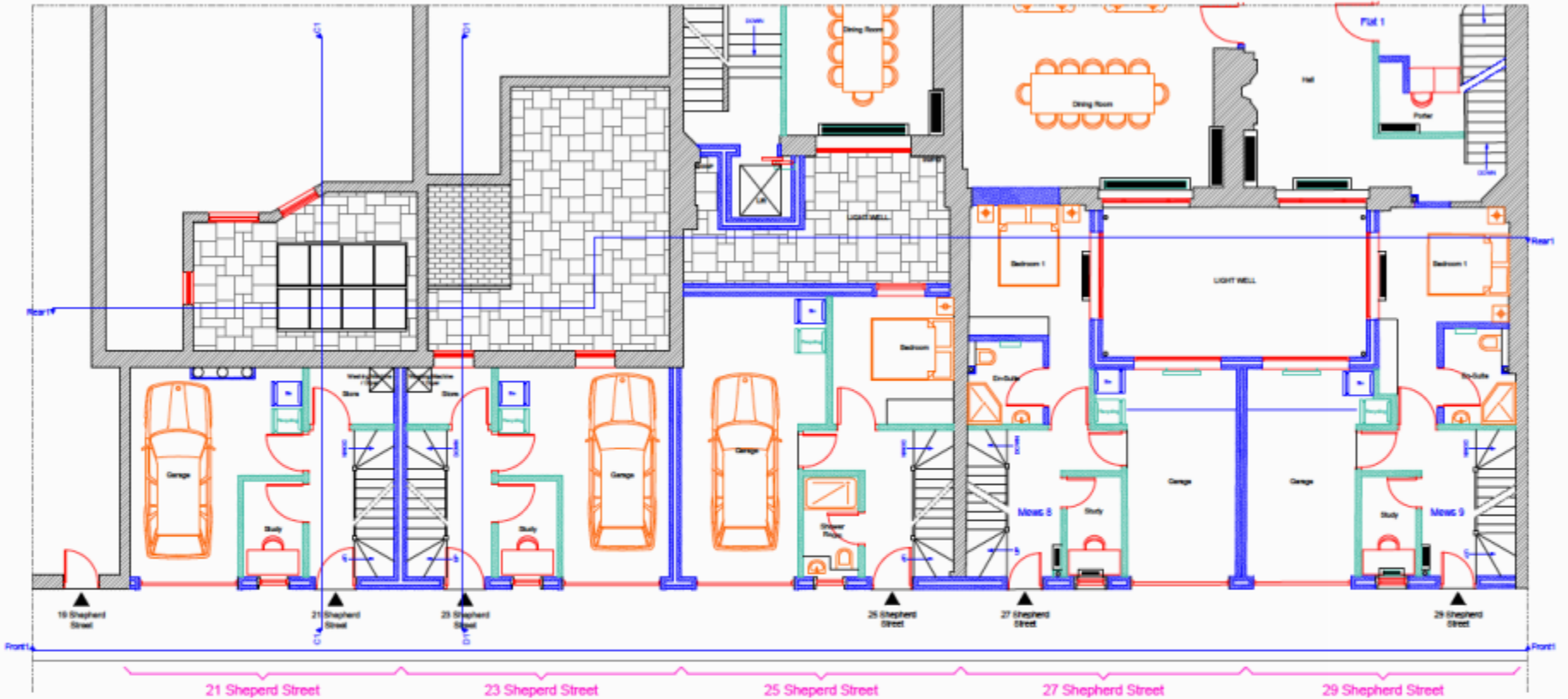


PLANS NOT TO SCALE

PROJECT TITLE		21 Shepherd Street	
MGB Associates Meridian House, 54 Albert Hall Mansions, Kingsland Gore, London. SW7 2AQ Tel - 0207 5847500 / 0207 5847511 John-Baron@Ttoomnet.com			
DRAWING TITLE		Basement Plan	
CLIENT			
DATE	25/03/2013	DRAWN BY	NLJH
SCALE		1:100 @ A3	
PROJECT NO.		HR - 10 - 72	
DRAWING NO.	WD - 011	REVISION	D

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THE CONTRACTOR SHALL NOT FABRICATE OR MAKE UP ANY ITEM FOR THE WORK UNLESS SUCH TIME AS HE HAS ACCEPTED AND TAKEN ACCURATE ON SITE DIMENSIONS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS RELEVANT TO THE WORKS.

PLANS FOR 21,23,25,27 & 29 SHEPHERD STREET – GROUND FLOOR PLAN

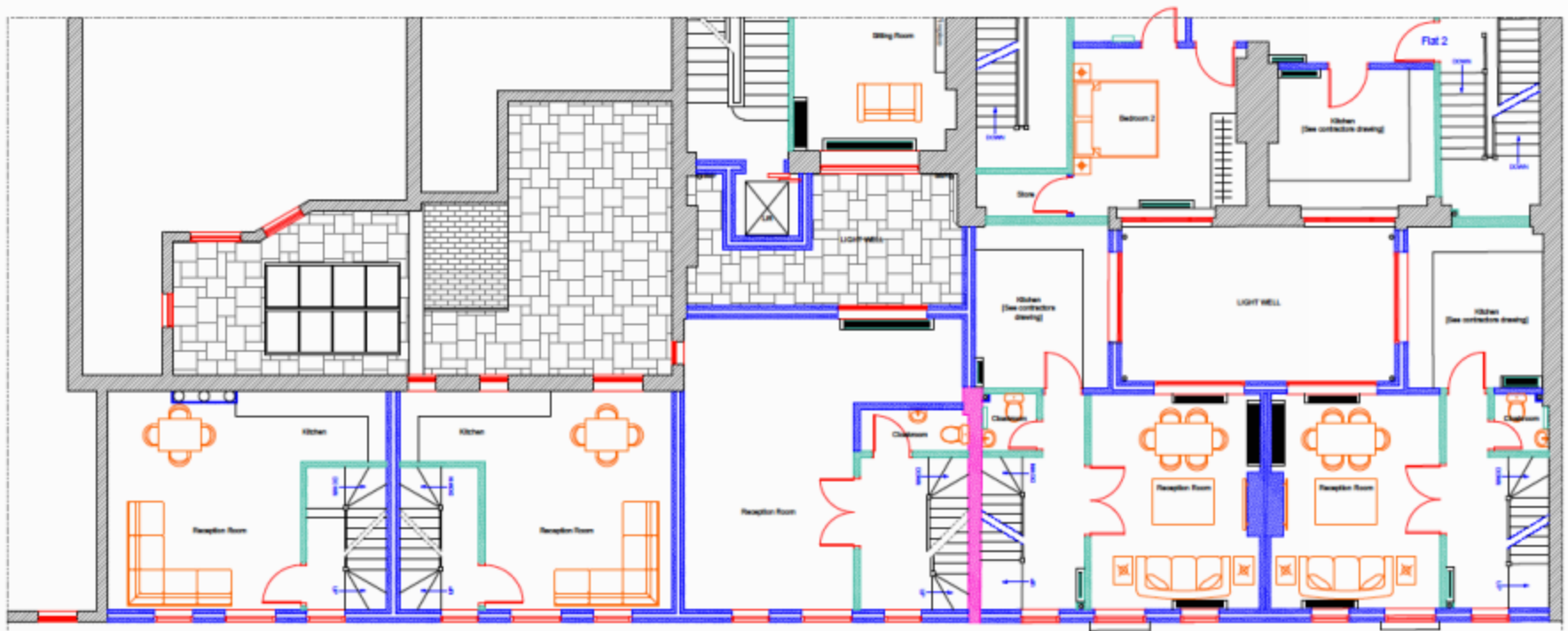


PROJECT TITLE		21 Shepherd Street	
MGB Associates Meridian House, 54 Albert Hall Mansions, Kensington Gore, London, SW7 2AQ Tel - 0207 5847500 / 0207 5847511 john-barton@btconnect.com			
DRAWING TITLE		Ground Floor Plan	
CLIENT			
DATE	25/03/2013	DRAWN BY	NLLW
SCALE		1:100 @ A3	
PROJECT NO.			
		HR - 10 - 72	
DRAWING NO.	WD - 012	REVISION	

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THE CONTRACTOR SHALL NOT FABRICATE OR MAKE UP ANY ITEM FOR THE WORK UNTIL SUCH TIME AS HE HAS ASCERTAINED AND TAKEN ACCURATE ON SITE DIMENSIONS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS RELIANT TO THE WORK.

PLANS FOR 21,23,25,27 & 29 SHEPHERD STREET – FIRST FLOOR PLAN

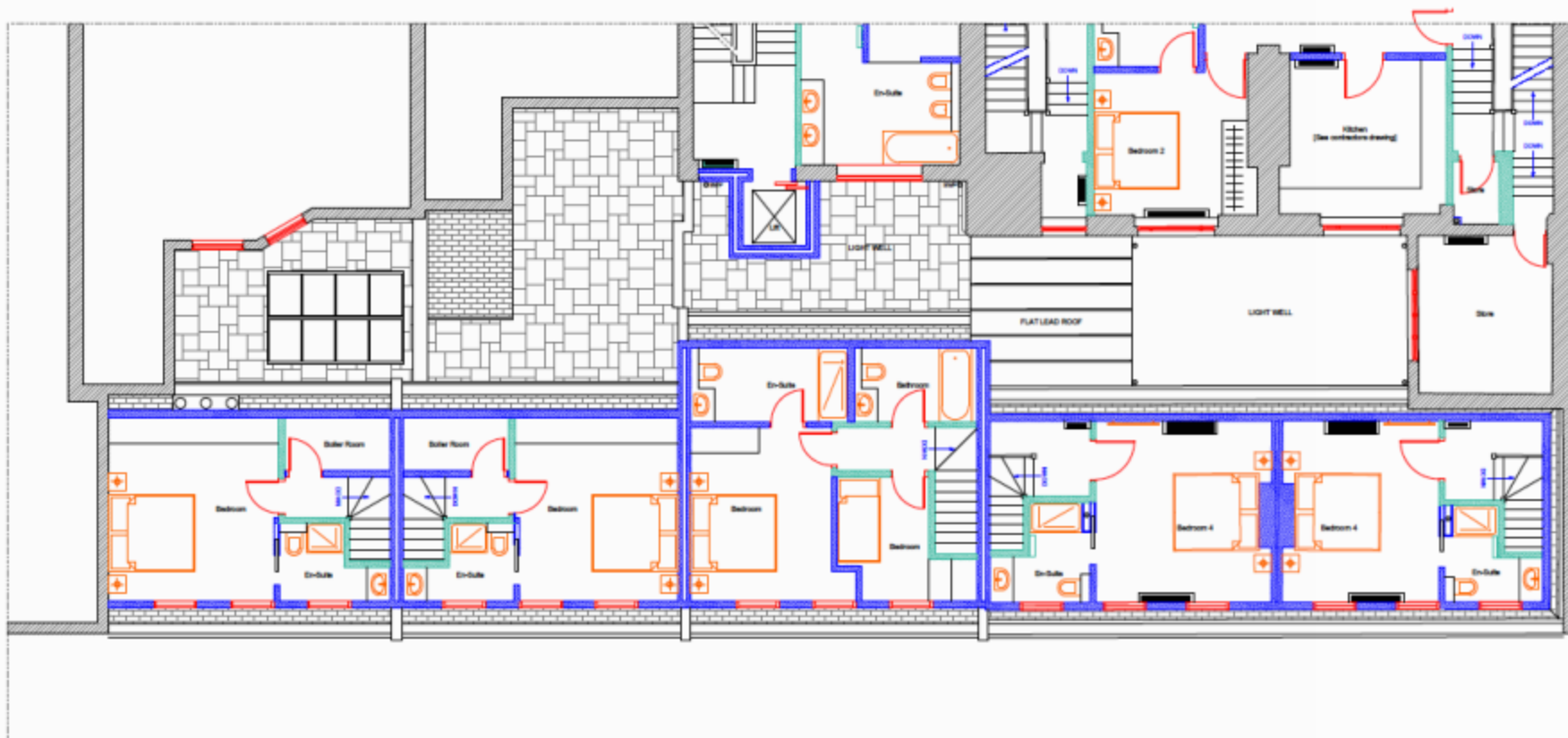


PROJECT TITLE		21 Shepherd Street	
MGB Associates Meridian House, 54 Albert Hall Mansions, Kensington Gore, London, SW7 2AQ Tel - 0207 5847500 / 0207 5847511 John.Barron@BTconnect.com			
DRAWING TITLE		First Floor Plan	
CLIENT			
DATE	25/03/2013	DRAWN BY	NLW
SCALE		1:100 @ A3	
PROJECT NO.			
		HR - 10 - 72	
DRAWING NO.	WD - 013	REVISION	D

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PLANS FOR 21,23,25,27 & 29 SHEPHERD STREET – SECOND FLOOR PLAN

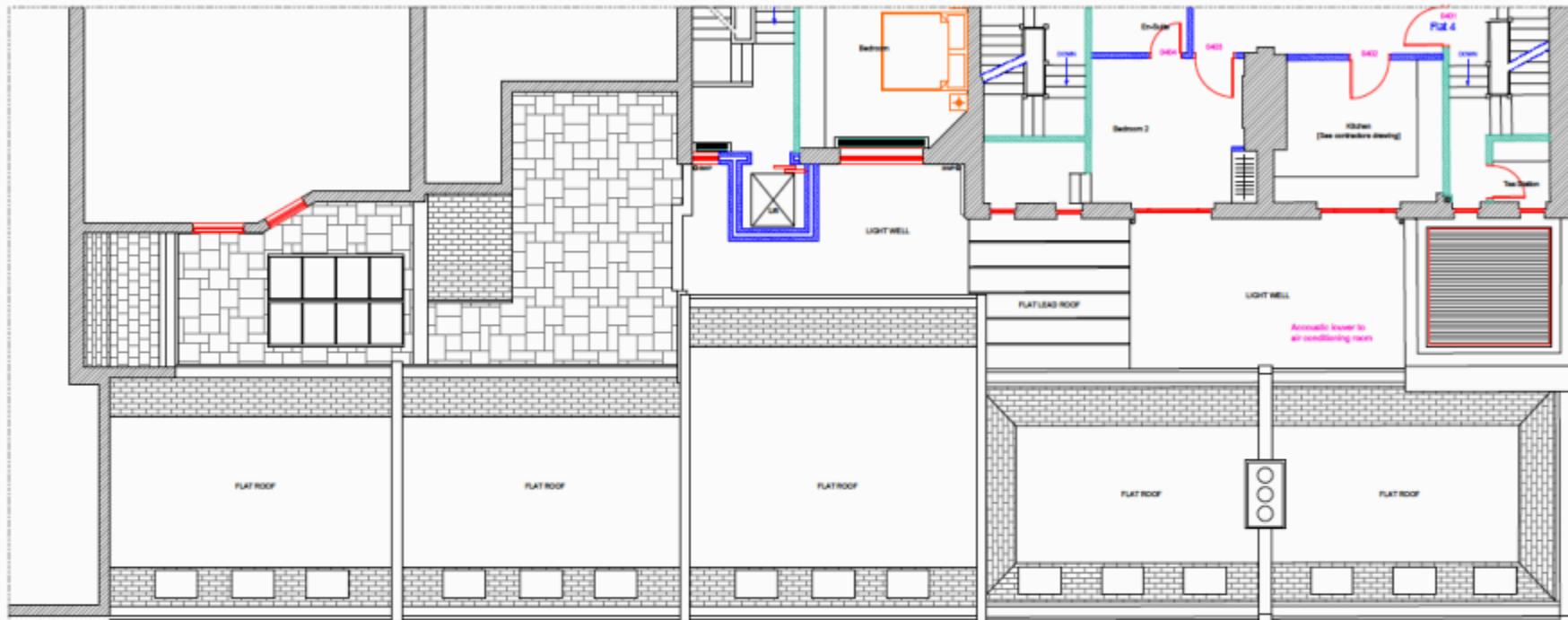


PROJECT TITLE		21 Shepherd Street
MGB Associates Meridian House, 64 Albert Hall Mansions, Kensington Gore, London. SW7 2AG Tel - 0207 5947900 / 0207 5947511 John-Samson@BTconnect.com		
DRAWING TITLE		Second Floor Plan
CLIENT		
DATE	DRAWN BY	NLUW
25/03/2013		
SCALE		1:100 @ A3
PROJECT NO.		
		HR - 10 - 72
DRAWING NO.	REVISION	
WD - 014		

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THE CONTRACTOR SHALL NOT FABRICATE OR MAKE UP ANY ITEM FOR THE WORK UNLESS SUCH TIME AS HE HAS ASCERTAINED AND TAKEN ACCURATE ON SITE DIMENSIONS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS RELATIVE TO THE WORK.

PLANS FOR 21,23,25,27 & 29 SHEPHERD STREET – THIRD FLOOR PLAN

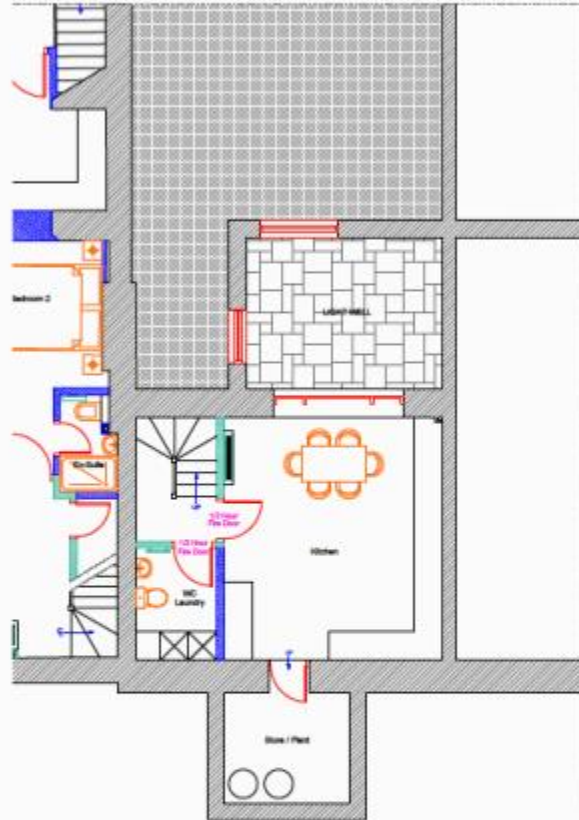


PROJECT TITLE		21 Shepherd Street
MOB Associates Meridian House, 84 Albert Hall Mansions, Kensington Gore, London. SW7 2AQ Tel - 0207 5847500 / 0207 5547511 John.Barton@BTconnect.com		
DRAWING TITLE		Third Floor Plan
CLIENT		
DATE	DRAWN BY	NLW
25/03/2013		
SCALE		1:100 @ A3
PROJECT NO.		
		HR - 10 - 72
DRAWING NO.	REVISION	
WD - 015		0

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31 SHEPHERD STREET – BASEMENT PLAN

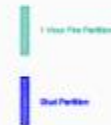
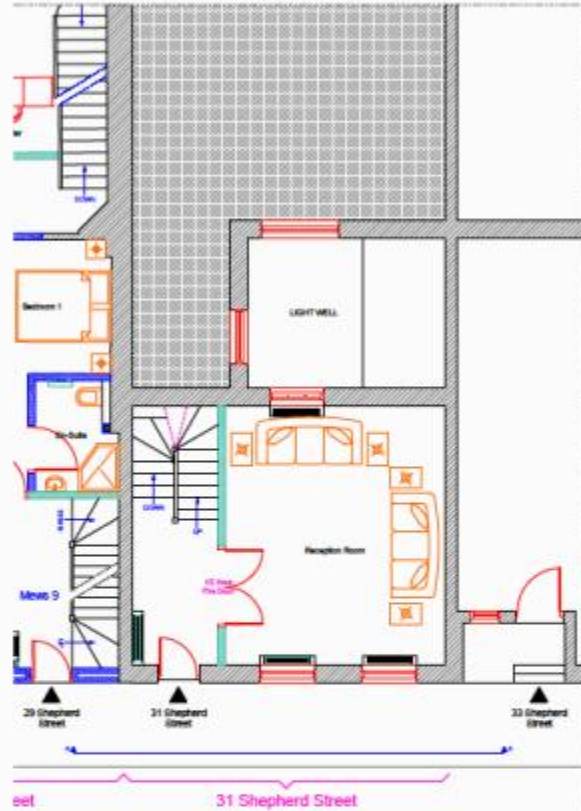


PROJECT TITLE		31 Shepherd Street	
MCD Associates Meridian House, 54 Albert Hill Mansions, Kensington Gore, London, SW7 2AQ Tel - 0207 5847500 / 0207 5847511 john-baron@btconnect.com			
DRAWING TITLE		Proposed - Plan - Basement	
CLIENT			
DATE	21/06/2012	DRAWN BY	NJLW
SCALE		1:100 @ A3	
PROJECT NO.		HR - 12 - 07	
DRAWING NO.	WD - 021	REVISION	A

PLANS NOT TO SCALE

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THE CONTRACTOR SHALL NOT FABRICATE OR MAKE UP ANY ITEM FOR THE WORK UNLESS SUCH TIME AS HE HAS ASCERTAINED AND TAKEN ACCURATE ON SITE DIMENSIONS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS RELEVANT TO THE WORK.

31 SHEPHERD STREET – GROUND FLOOR PLAN



PROJECT TITLE 31 Shepherd Street

MGB Associates
 Meridian House, 54 Albert Mansions,
 Kensington Gore, London, SW7 2AQ
 Tel - 0207 5847500 / 0207 5847511
 John.Santon@tconnect.com

DRAWING TITLE - Ground Floor

CLIENT

DATE 21/05/2012 DRAWN BY NJLW

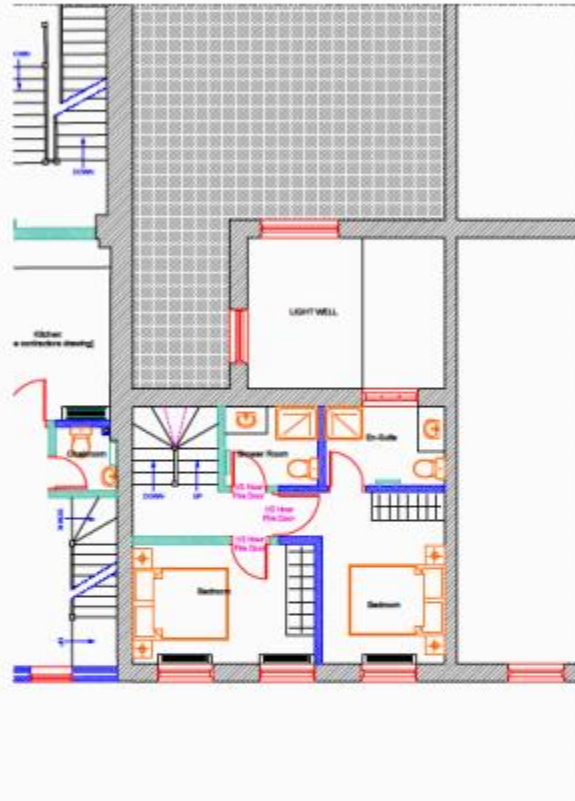
SCALE 1:100 @ A3

PROJECT NO. HR - 12 - 07

DRAWING NO. WD - 022 REVISION

THIS DRAWING SHOULD NOT BE SCALED AND ONLY FIGURED DIMENSIONS ARE TO BE USED. ANY DIMENSIONAL DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS TO BE VERIFIED ON SITE. THE CONTRACTOR SHALL NOT FABRICATE OR MAKE UP ANY ITEM FOR THE WORK UNLESS SUCH TIME AS HE HAS ASCERTAINED AND TAKEN ACCURATE ON SITE DIMENSIONS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS RELEVANT TO THE WORKS.

31 SHEPHERD STREET - FIRST FLOOR PLAN



PROJECT TITLE		31 Shepherd Street	
MCS Associates Meridian House, 54 Albert Hall Mansions, Kensington Gore, London, SW7 2AQ Tel - 0207 5847000 / 0207 5847511 John.Barron@BTconnect.com			
DRAWING TITLE		Plan - First Floor	
CLIENT			
DATE	21/05/2012	DRAWN BY	NLW
SCALE		1:100 @ A3	
PROJECT NO.			
		HR - 12 - 07	
DRAWING NO.	WD - 023	REVISION	A

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THE CONTRACTOR SHALL NOT FABRICATE OR MAKE UP ANY ITEM FOR THE WORK UNLESS SUCH TIME AS HE HAS ASCERTAINED AND TAKEN ACCURATE ON SITE DIMENSIONS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS RELEVANT TO THE WORK.

31 SHEPHERD STREET – SECOND FLOOR PLAN



PROJECT TITLE
31 Shepherd Street

MGB Associates
Meldian House, 84 Albert Hill Mansions,
Kensington Gate, London, SW7 2AG
Tel - 0207 5847500 / 0207 5847511
John-Baron@btconnect.com

DRAWING TITLE
- Plan - Second Floor

CLIENT

DATE 21/05/2012 DRAWN BY NJLW

SCALE 1:100 @ A3

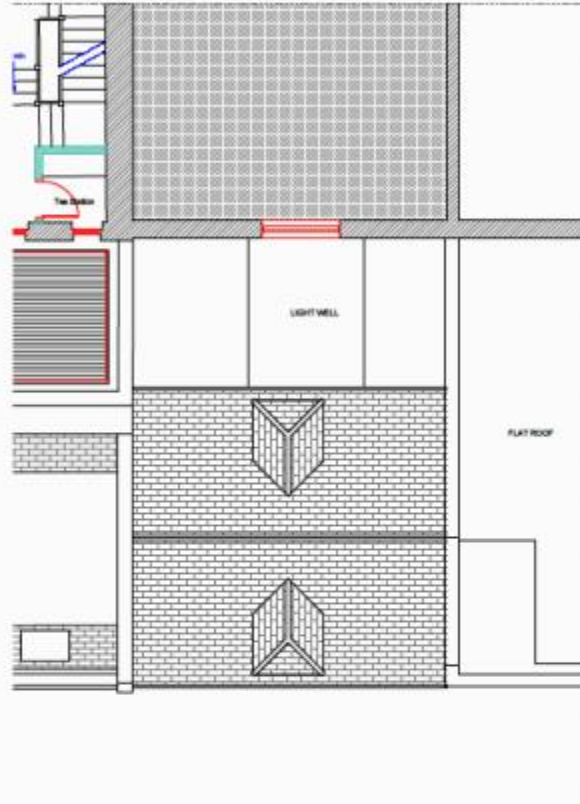
PROJECT NO. HR - 12 - 07

DRAWING NO. WD - 024 REVISION A

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31 SHEPHERD STREET – THIRD FLOOR PLAN

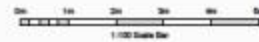


PROJECT TITLE		31 Shepherd Street
MOB Associates Meridian House, 54 Albert Hall Mansions, Kensington Gore, London SW7 2AQ Tel - 0207 5847500 / 0207 5847511 John.Barron@BTconnect.com		
DRAWING TITLE		Plan - Third Floor
CLIENT		
DATE	DRAWN BY	NLLW
21/09/2012		
SCALE		1:100 @ A3
PROJECT NO.		
		HR - 12 - 07
DRAWING NO.	REVISION	
WD - 025		

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31 SHEPHERD STREET - ELEVATION AA FRONT



PROJECT TITLE 31 Shepherd Street

MOB Associates
Meridian House, 84 Albert Hall Mansions,
Kensington Gore, London SW7 2AG
Tel - 0207 5847500 / 0207 5847511
John-Baron@BTconnex.com

DRAWING TITLE Elevation AA - Front

CLIENT

DATE 21/09/2012 **DRAWN BY** ALLW

SCALE 1:100 @ A3

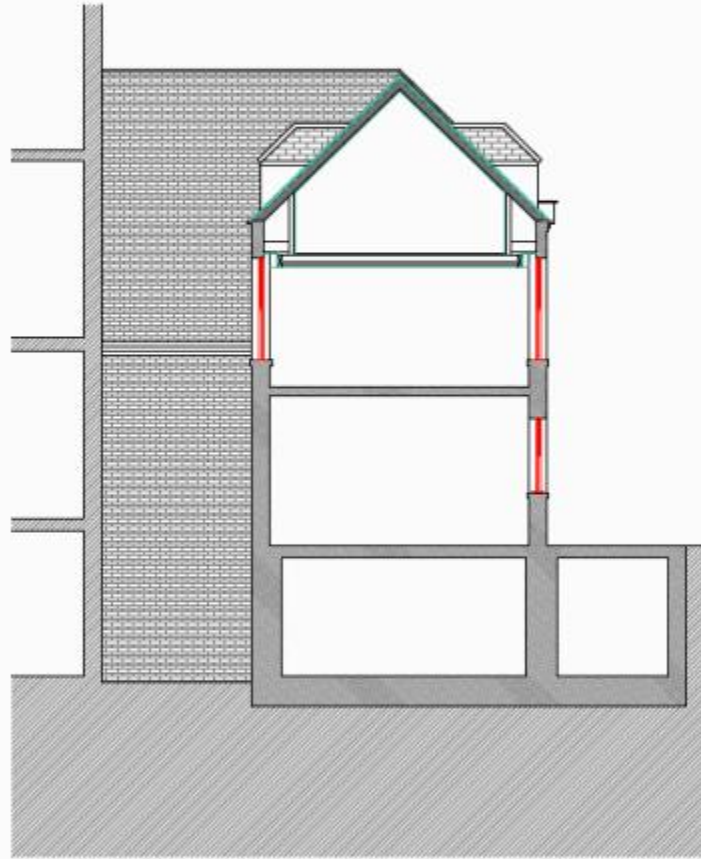
PROJECT NO. HR - 12 - 07

DRAWING NO. WD - 025 **REVISION** A

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31 SHEPHERD STREET - SECTION BB



PROJECT TITLE 31 Shepherd Street

MGB Associates
Mendon House, 54 Albert Hill Mansions,
Kensington Gore, London SW7 2AQ
Tel - 0207 5947000 / 0207 5947511
John-Baron@BTconnect.com

DRAWING TITLE Section B-B

CLIENT

DATE 21/05/2012 DRAWN BY ALLW

SCALE 1:100 @ A3

PROJECT NO. HR - 12 - 07

DRAWING NO. WD - 028 REVISION A

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31 SHEPHERD STREET – SECTION CC



PROJECT TITLE 31 Shepherd Street

MGB Associates
 Mentkin House, 64 Albert Hall Mansions,
 Kensington Gore, London SW7 2AQ
 Tel - 0207 5847500 / 0207 5847511
 John-Siarong@btconnect.com

DRAWING TITLE Section C-C

CLIENT

DATE 21/06/2012 **DRAWN BY** NLLW

SCALE 1:100 @ A3

PROJECT NO. HI - 12 - 07

DRAWING NO. WD - 029 **REVISION** A

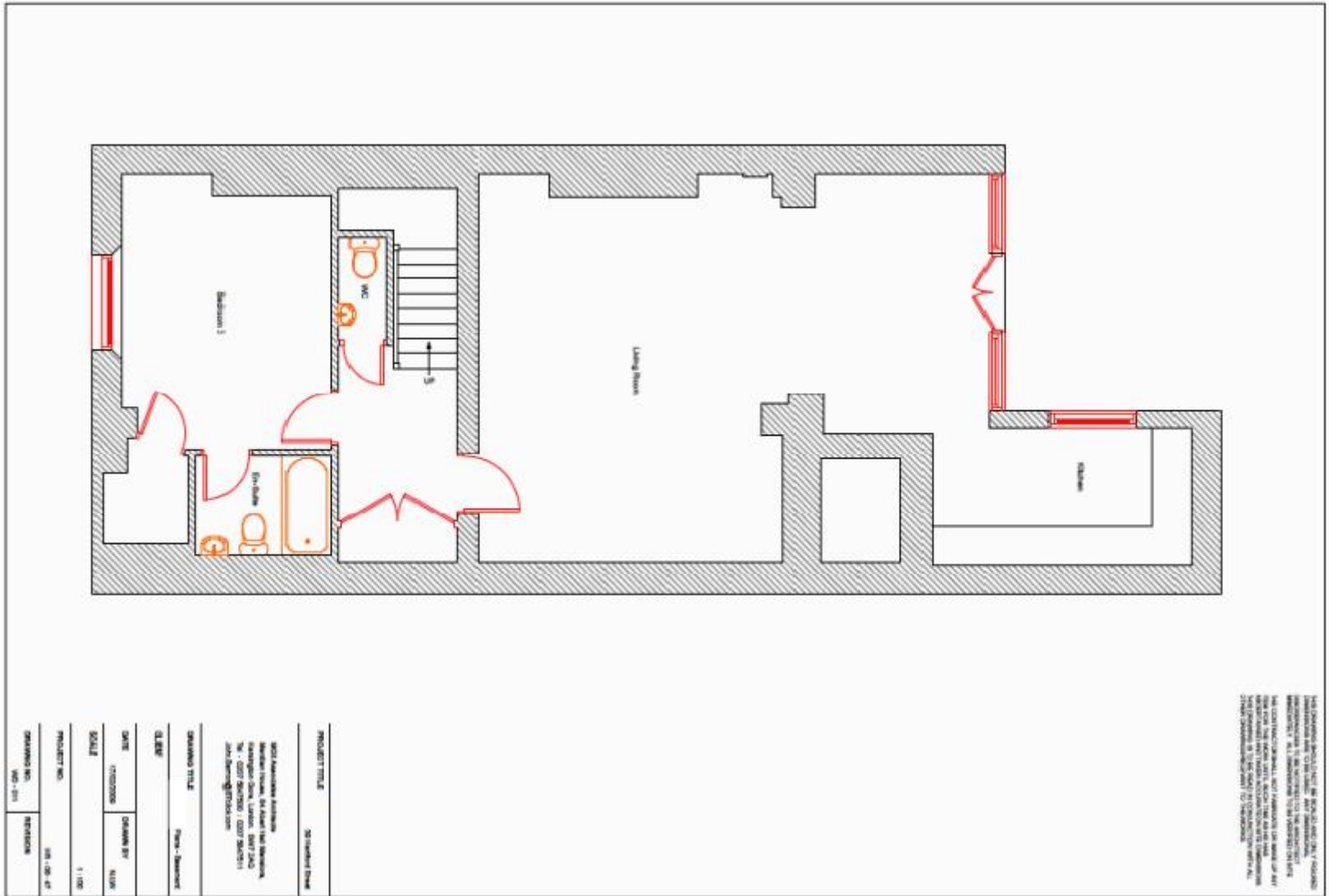
THIS DRAWING SHOULD NOT BE SCALED AND ONLY FIGURED DIMENSIONS ARE TO BE USED. ANY DIMENSIONAL DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS TO BE VERIFIED ON SITE. THE CONTRACTOR SHALL NOT FABRICATE OR MAKE UP ANY ITEM FOR THE WORK UNLESS SUCH ITEM HAS BEEN ASCERTAINED AND TAKEN ACCURATE ON SITE DIMENSIONS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS RELEVANT TO THE WORK.

39 HERTFORD STREET

4 x 2 BEDROOMED APARTMENTS + 1 x 3 BEDROOM DUPLEX APARTMENT WITH PATIO

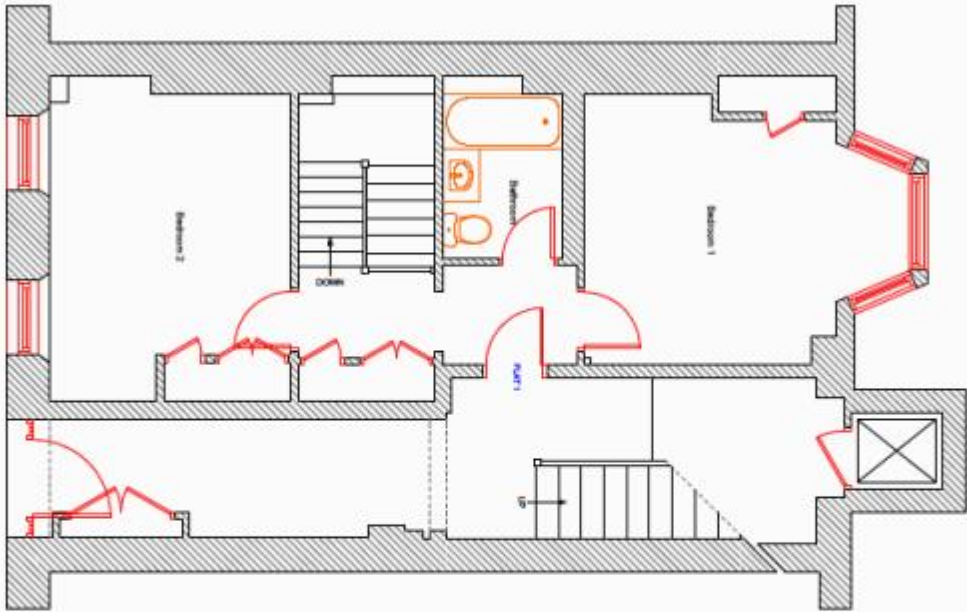


39 HERTFORD STREET - BASEMENT FLOOR PLAN



PLANS NOT TO SCALE

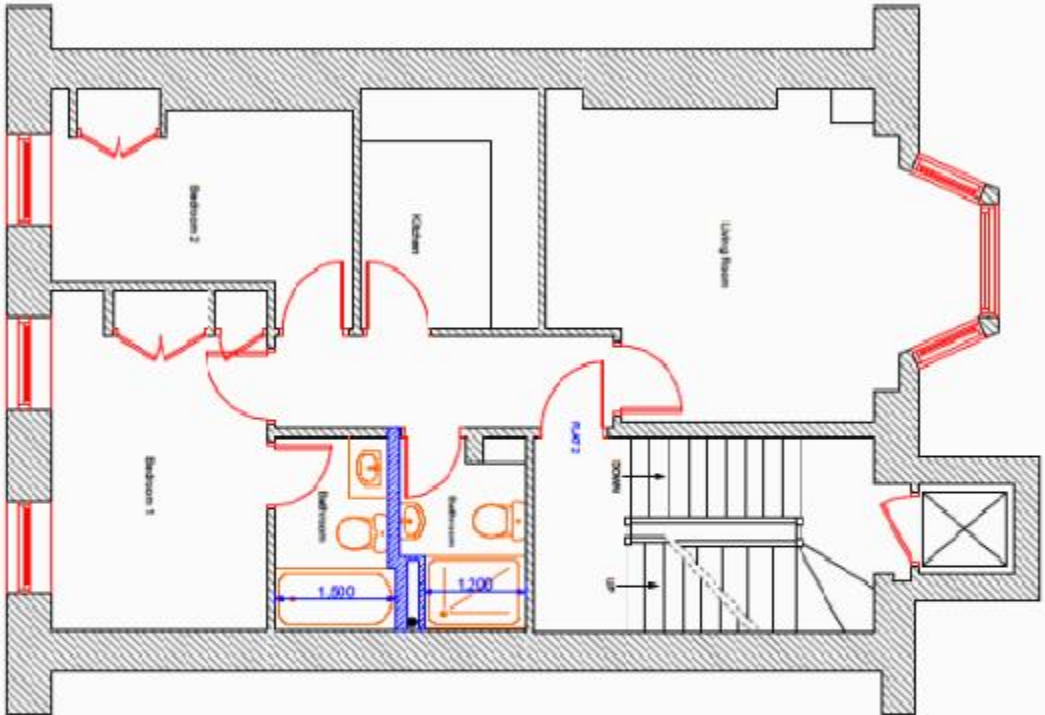
39 HERTFORD STREET - GROUND FLOOR PLAN



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PROJECT TITLE		39 Hertford Street
ARCHITECT'S NAME AND ADDRESS		
RICK ARCHITECTURE ARCHITECTS RICK ARCHITECTURE ARCHITECTS RICK ARCHITECTURE ARCHITECTS RICK ARCHITECTURE ARCHITECTS RICK ARCHITECTURE ARCHITECTS RICK ARCHITECTURE ARCHITECTS RICK ARCHITECTURE ARCHITECTS RICK ARCHITECTURE ARCHITECTS RICK ARCHITECTURE ARCHITECTS RICK ARCHITECTURE ARCHITECTS		
DRAWING TITLE		Floor - Structural Plan
DATE		15/10/2023
SCALE		1:100
PROJECT NO.		100-100-01
DRAWING NO.		100-100-01
REVISION		

39 HERTFORD STREET – FIRST FLOOR PLAN



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PROJECT TITLE: 39 Hertford Street

1000 Architecture Architects
 1000 Hertford Street, London, SE17 2JG
 Tel: +44 (0)20 7592 0000 / 0207 5925211
 Email: info@1000arch.com

DRAWING TITLE: Draw - First Floor

CLIENT: 1000 Architecture

DATE: 17/02/2020
 DRAWN BY: ALB

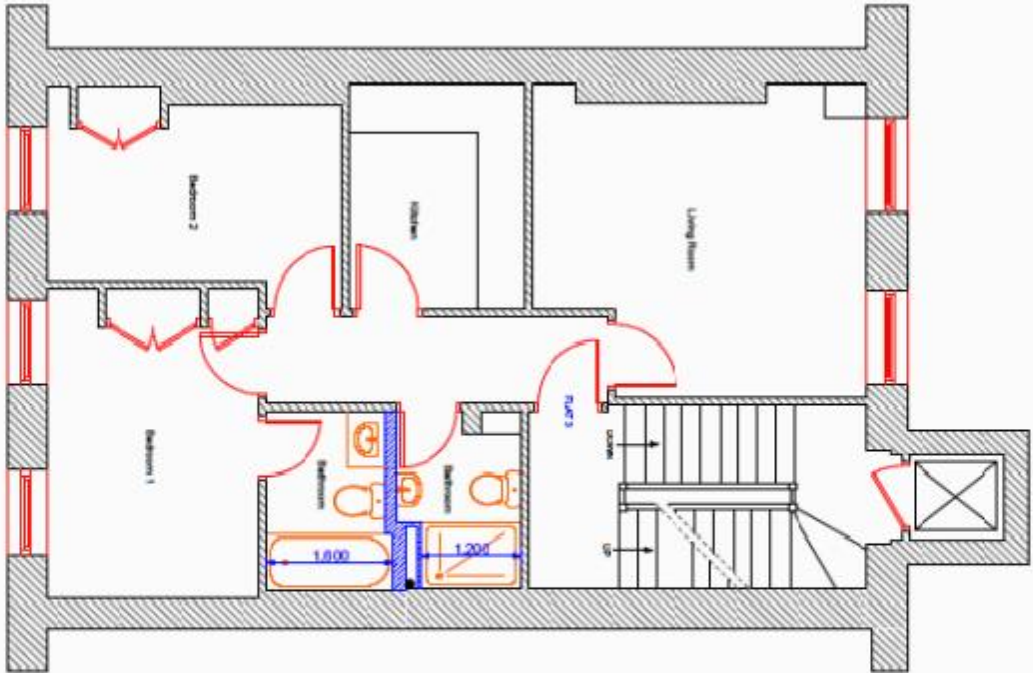
SCALE: 1:100

PROJECT NO: 1000-01-01

DRAWING NO: 1000-01-01
 V01 - 01

REVISION

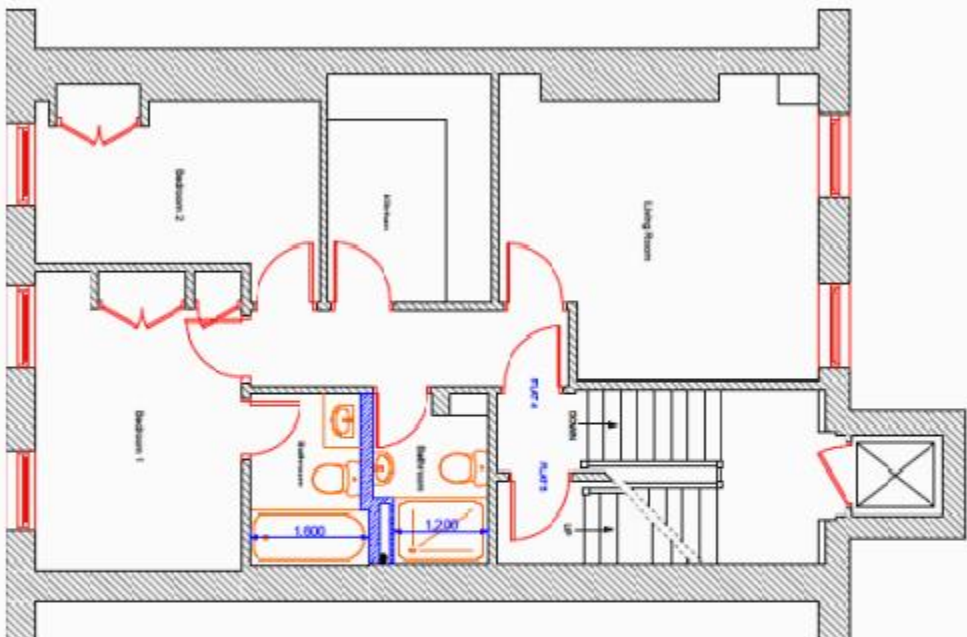
39 HERTFORD STREET – SECOND FLOOR PLAN



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PROJECT TITLE		39 Hertford Street	
With Architect's Approval Approved (Signed) for Client Paul Davidson, Kensington Court, London, SW8 2ND Tel: +44 (0)20 9200 0100 / 0207 3242751 paul.davidson@tristram.com			
DRAWING TITLE		Proposed - Third - second floor	
CLIENT			
DATE	DESIGNED BY	DRAWN BY	
17/03/2020		NLSM	
SCALE			
1:100			
PROJECT NO.		181 - 08 - 47	
APPROVED FOR		FOR SYSTEM	
18/03/2020			

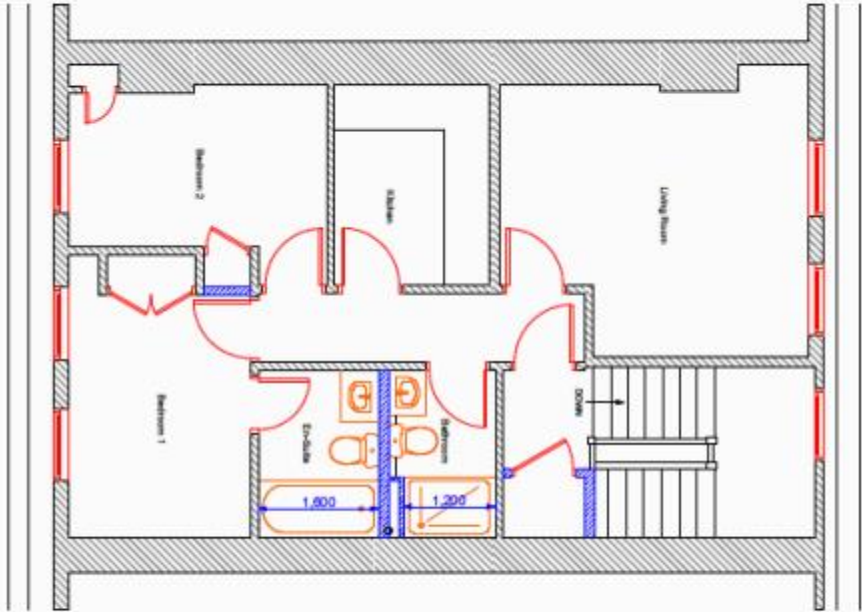
39 HERTFORD STREET – THIRD FLOOR PLAN



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PROJECT TITLE	39 Hertford Street
NO.15 HERTFORD STREET, LONDON, W1P 0AQ	
CLIENT	Mr & Mrs [Name]
DATE	17/02/2018
SCALE	1:100
DRAWING NO.	39-03-01
REVISION	

39 HERTFORD STREET – FOURTH FLOOR PLAN



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PROJECT TITLE: 39 Hertford Street

ARCHITECT: JOHN BERNING ARCHITECTS AND CONSULTANTS
 1200 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 WWW.JOHNBERNINGARCHITECTS.COM

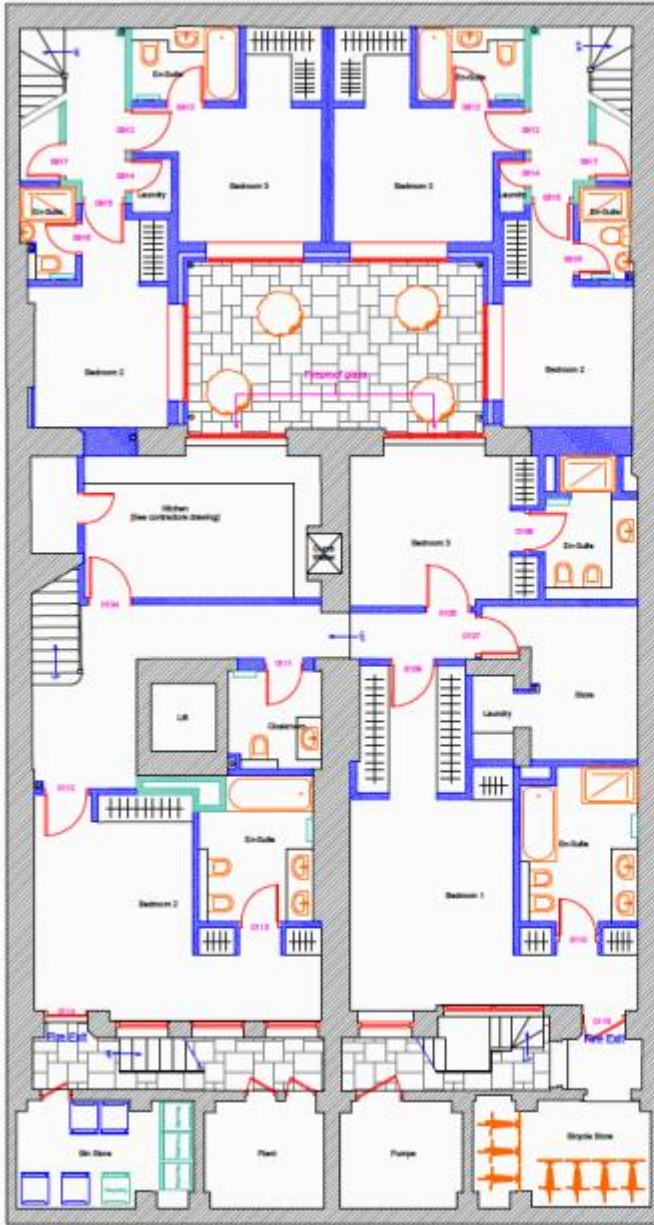
DRAWING TITLE: Plan - Floor Plan	
CLIENT:	
DATE: 11/20/2024	DRAWN BY: JBN
SCALE: 1/16"	
PROJECT NO: 18-08-07	
DRAWING NO: 18-08-07	REVISION:
DATE: 11/21	

42--43 HERTFORD STREET - SEVEN (7) LUXURY

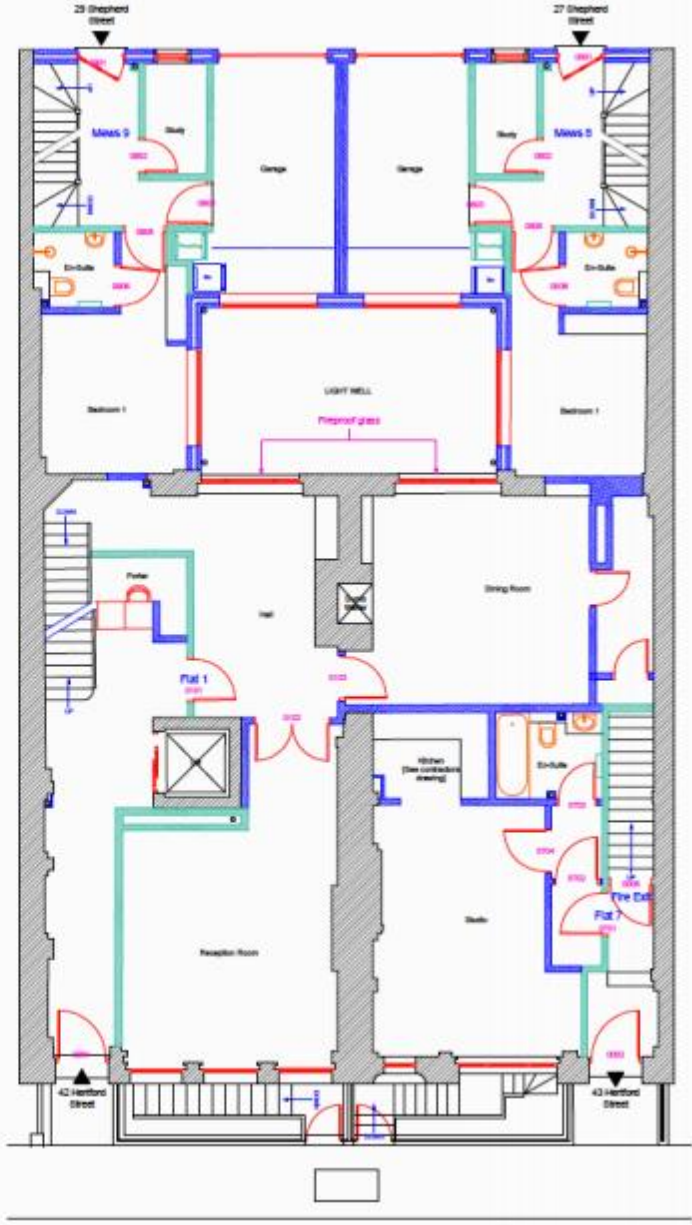
LATERAL APARTMENTS



42--43 HERTFORD STREET



Basement Plan



Ground Floor Plan

PLANS NOT TO SCALE

REVISIONS

Revision 1: Change of floor levels and walls in basement of Flat 1

Revision 2: New wall and window in kitchen of Flat 1

Revision 3: New wall and window in kitchen of Flat 2

Revision 4: New wall and window in kitchen of Flat 3

Revision 5: New wall and window in kitchen of Flat 4

Revision 6: New wall and window in kitchen of Flat 5

Revision 7: New wall and window in kitchen of Flat 6

Revision 8: New wall and window in kitchen of Flat 7

Revision 9: Change to the ground floor and basement

Flat 1 - three bed
 Flat 2 - two bed
 Flat 3 - two bed
 Flat 4 - two bed
 Flat 5 - two bed
 Flat 6 - one bed
 Flat 7 - studio

Mixer 5 - four bed
 Mixer 6 - four bed

CONTRACT

PROJECT NO: 42-43 Hertford Street
 42-43 Hertford Street
 42-43 Hertford Street

ALL PROVISIONS AND CONDITIONS OF CONTRACT ARE SUBJECT TO THE STANDARD CONDITIONS OF CONTRACT FOR BUILDING CONTRACTS, LATEST EDITION, AS APPLICABLE TO THIS CONTRACT.

ISSUED FOR: Planning, Planning Department

DATE: 10/01/2023

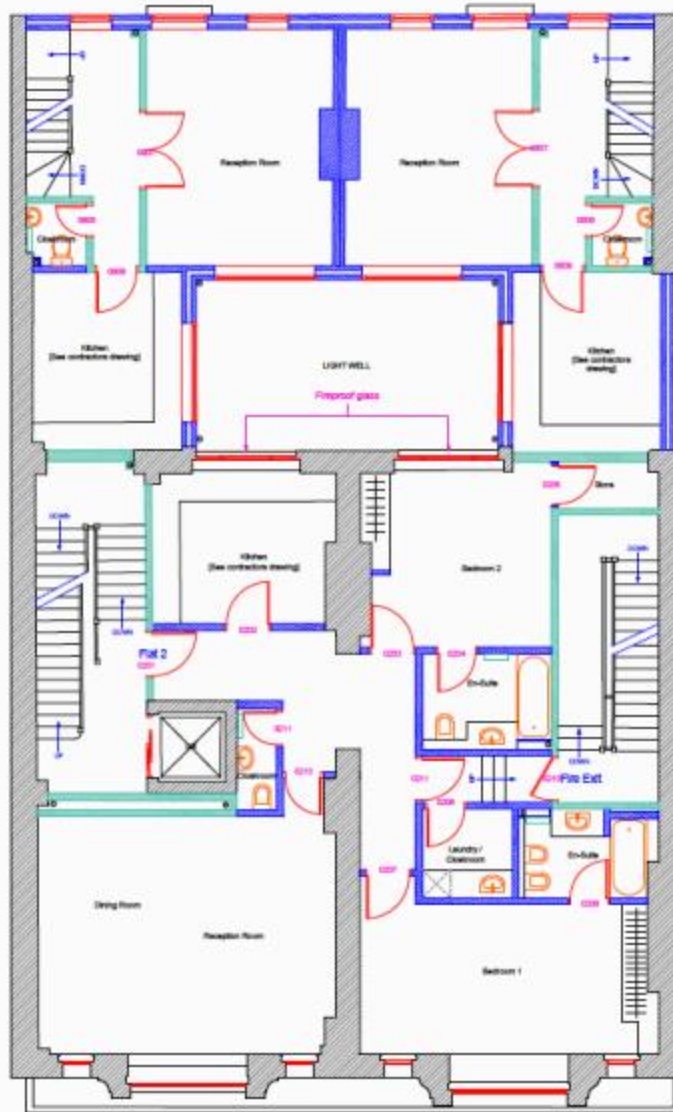
SCALE: 1:500

PROJECT NO: 42-43

DATE: 10/01/2023

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42--43 HERTFORD STREET



First Floor Plan

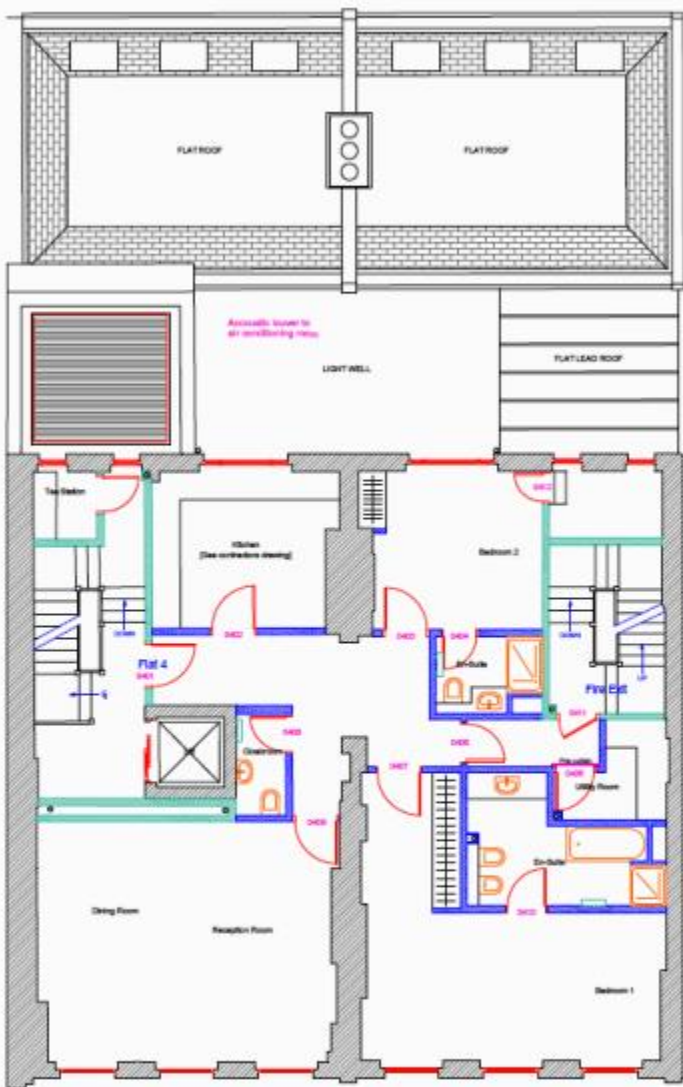


Second Floor Plan

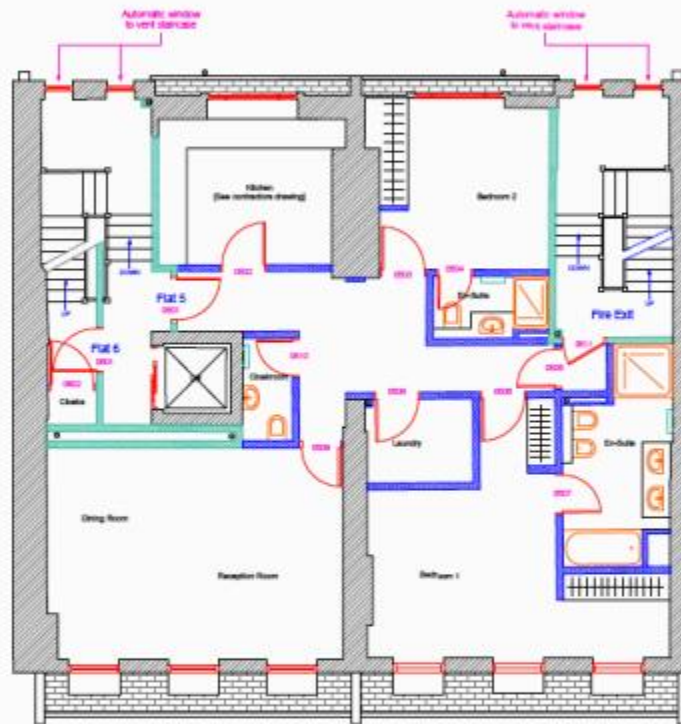
- Notes 1 - Change of floor to be used in the basement of the 1st floor
 - Notes 2 - New wall and construction in bedroom 1 & 2
 - Notes 3 - New wall and construction in bedroom 1 & 2
 - Notes 4 - New wall and construction in bedroom 1 & 2
 - Notes 5 - New wall and construction in bedroom 1 & 2
 - Notes 6 - New wall and construction in bedroom 1 & 2
 - Notes 7 - New wall and construction in bedroom 1 & 2
 - Notes 8 - New wall and construction in bedroom 1 & 2
 - Notes 9 - New wall and construction in bedroom 1 & 2
 - Notes 10 - New wall and construction in bedroom 1 & 2
- Flat 1 - three bed
 Flat 2 - two bed
 Flat 3 - two bed
 Flat 4 - two bed
 Flat 5 - two bed
 Flat 6 - one bed
 Flat 7 - studio
 Mens 8 - four bed
 Mens 9 - four bed

CONTRACT	
PROJECT NO.	11/11/11/11
DATE	11/11/11
PROJECT NO.	11/11/11
DATE	11/11/11
PROJECT NO.	11/11/11
DATE	11/11/11
PROJECT NO.	11/11/11
DATE	11/11/11

42--43 HERTFORD STREET



Third Floor Plan



Fourth Floor Plan

REVISIONS

- Revision 1: New Plan/Spec/Drawings and details, Approved 10/01/17
- Revision 2: See Rev 1 and add window to kitchen to flat 1, Rev 1 and add bed to bedroom 1 in flat 1
- Revision 3: See Rev 2 and add kitchen sinkage in flat and kitchen
- Revision 4: Change floor and ceiling heights, add bed in flat 1 and change to kitchen
- Revision 5: Add ceiling cover
- Revision 6: Add kitchen changes
- Revision 7: Add kitchen changes

- Flat 1 - three bed
- Flat 2 - two bed
- Flat 3 - two bed
- Flat 4 - two bed
- Flat 5 - two bed
- Flat 6 - one bed
- Flat 7 - studio

- Mezz 8 - four bed
- Mezz 9 - four bed

CONTRACT

PROJECT TITLE: 42-43 Hertford Street
 2/18/18 (Revised) Rev 1

ARCHITECT: [Name]
 Building Name: [Name]
 Building No: [Number] - [Number]
 Tel: [Number] / [Number]
 [Email]

ISSUED FOR: [Name]
 Project No: [Number]

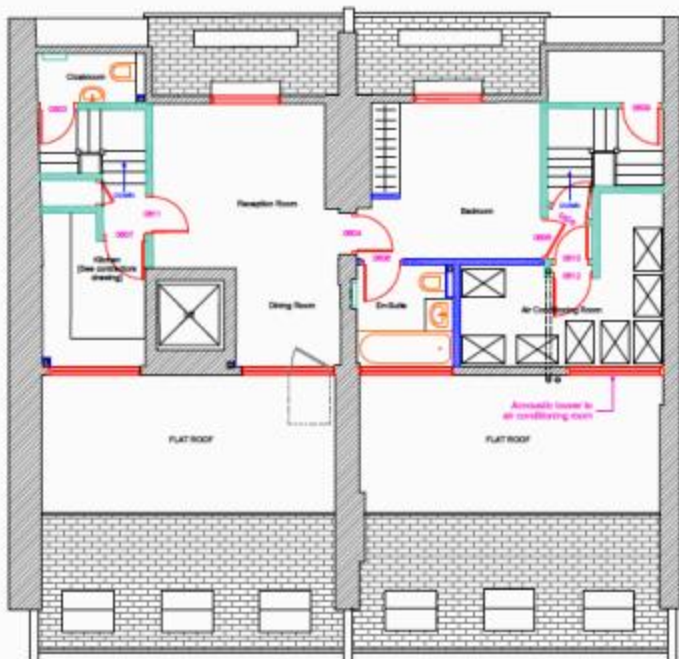
DATE: [Date]

SCALE: 1/8" = 1'-0" (1/4" = 1'-0")

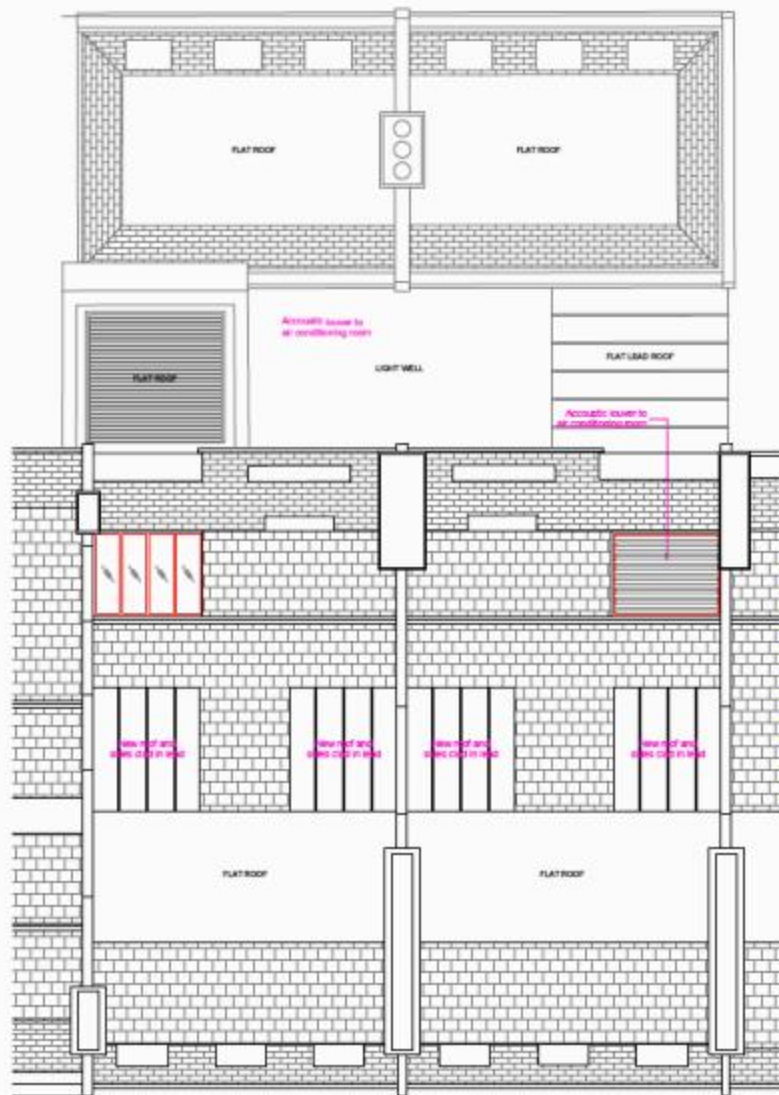
PROJECT NO: [Number]

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42--43 HERTFORD STREET



Fifth Floor Plan



Roof Plan

- FLAT 1 - three bed
- FLAT 2 - two bed
- FLAT 3 - two bed
- FLAT 4 - two bed
- FLAT 5 - two bed
- FLAT 6 - one bed
- FLAT 7 - studio
- Mews 5 - four bed
- Mews 9 - four bed

CONTRACT

42 Hertford Street
112 St. Pancras, London

Project Name: 42 & 43
Client: [Redacted]
Date: [Redacted]
Scale: 1:100
Project No: [Redacted]
Rev: 01

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44 HERTFORD STREET PLUS 25 SHEPHERD ST

10 BEDROOMED

HOUSE

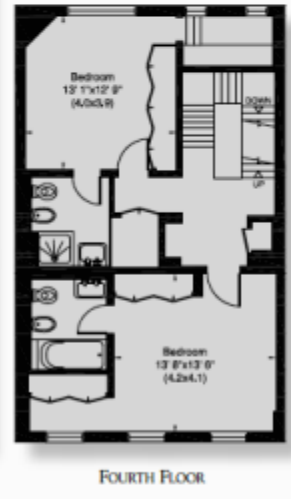
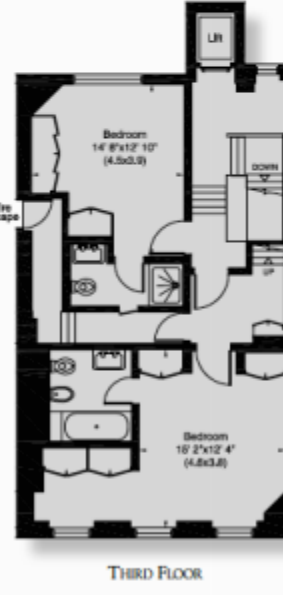
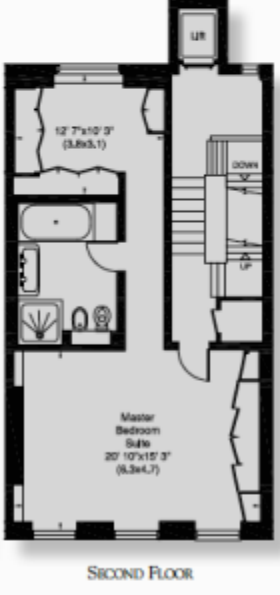
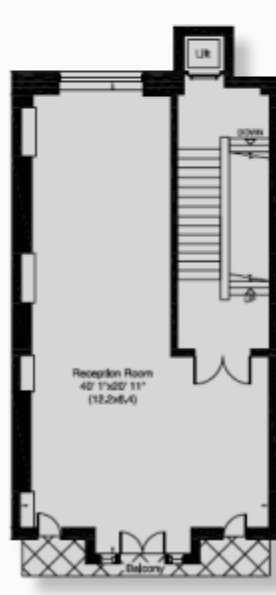
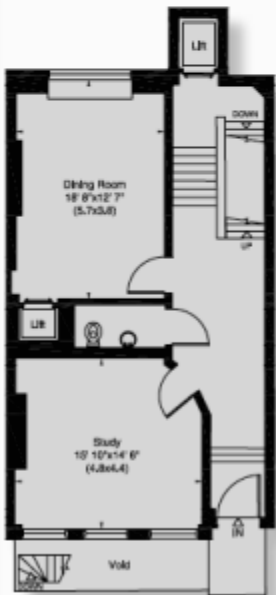
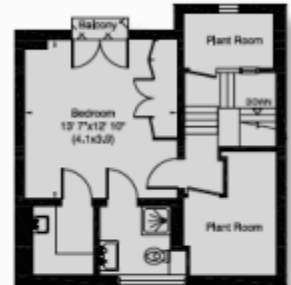
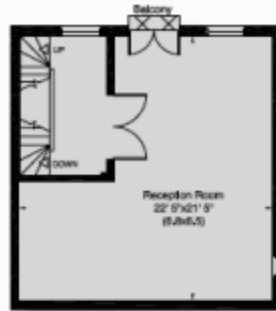
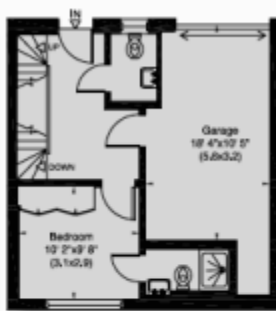
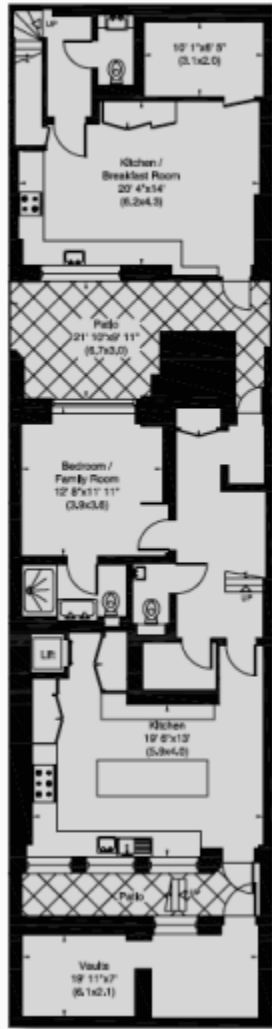
HERTFORD STREET
MAYFAIR W1



44 HERTFORD STREET (7 BEDROOMS HOUSE) PLUS 25 SHEPHERD ST (3 BEDROOMS MEWS HOUSE)

GROSS INTERNAL AREA=
INCLUDING VAULT AND UNDER 1.5M HIGH
7,167 SQ FEET - 666 SQ METRES

EXCLUDING VAULT AND UNDER 1.5M HIGH
6,982 SQ FEET - 649 SQ METRES



MAYFAIR FREEHOLD PORTFOLIO

GROSS SQUARE FOOTAGE OF MAYFAIR FREEHOLD PORTFOLIO

42-43, 44, 39 Hertford St and 21, 23, 25, 27, 29, 31, 35 Shepherd St Areas

Total area of 42 – 43 Hertford St	12,023 Square Feet
Total area of 44 Hertford St	5,296 Square Feet
Total area of 39 Hertford St	4,500 Square Feet
Total area of 21 Shepherd St	1,378 Square Feet
Total area of 23 Shepherd St	1,389 Square Feet
Total area of 25 Shepherd St	1,819 Square Feet
Total area of 27 Shepherd St	1,711 Square Feet
Total area of 29 Shepherd St	1,711 Square Feet
Total area of 31 Shepherd St	1,528 Square Feet
Total area of 35 Shepherd St	1,230 Square Feet

**Project Viability 32,356 SQ ft FOR SALE FREEHOLD
HELD IN SEVEN BRITISH VIRGIN ISLAND COMPANIES**

**VALUATION ON MAY 11 2020 PER RED BOOK VALUATION IS
£126,200,000**

VACANT POSSESSION ON 8,000 SQ FT 10 BEDROOM MANSION

BALANCE OF PORTFOLIO LEASED GENERATING CIRCA £1.5 MILLION

INCOME PER YEAR

STAMP DUTY SAVINGS DUE TO BVI HOLDING STRUCTRE IS £15 M