



### Prospect 1

Mayfair | The Grand Mansion

Opportunity: Acquire an ultra-prime residential freehold in one of London's most prestigious enclaves.

Price: £105M

Size: 22,400 sq ft

Market Value: £100M–£150M (based on Mayfair luxury comps)

Tenure: Freehold

Rental Yield (Gross): 2%–3%

Est. Annual Rental Income: £2M–£4.5M

Operational Costs: 30%–50% of gross income

Net Yield Estimate: ~1%–2%

Off-Market | Brochure Available

DM to discuss.

**Bridge View Property Group Limited is proud to present a handpicked portfolio of off-market, freehold assets—ranging from ultra-prime residential estates in Mayfair to high-performing hospitality and serviced apartment properties in Marylebone and Bayswater.**

**All opportunities are direct with seller, offering unmatched discretion, exclusivity, and long-term value.**

**Whether you're looking to acquire a landmark residence, a high-yield hotel, or a strategic mixed-use portfolio—these assets sit at the heart of London's most coveted postcodes.**

**DM to request brochures, financials, or arrange a private consultation.**

**Serious enquiries only. Proof of funds may be required.**

### Prospect 2

Mayfair | House with Pool Near Grosvenor Square

Opportunity: Secure a rare lifestyle asset offering luxury and location between Park Lane and Grosvenor Square.

Price: £55M

Size: 14,245 sq ft

7 Bedrooms | Indoor Pool | Cinema | Roof Terrace

Market Value Estimate: £65M–£85M

Tenure: Freehold

Rental Yield (Gross): 2%–3%

Est. Annual Rental Income: £1.3M–£2.5M

Net Yield Estimate: ~1%–2%

Off-Market | Brochure Available

DM for brochure and details.



### Prospect 3

Bayswater | Bayswater Inn Hotel

Opportunity: Acquire a high-performing, freehold hospitality asset in one of Central London's fastest-growing submarkets.

Asking Price: £80M

Rooms: 174 across 6 floors

Tenure: Freehold | Flag-Free | Owner-Operated

Size: 43,066 sq ft (GIA)

Historic Charm: Nine Grade II listed Victorian terraces

#### Financials

2024 EBITDA: £5.14M

2025 (Projected) EBITDA: £5.32M

Strong income growth

Recently renovated

Full rebranding potential

Excellent location near Queensway & Hyde Park

Inquire for financials and brochure.

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### Prospect 4

W1 & W2 Central London | Portfolio of 4 Prime Assets

Opportunity: Acquire a diversified, high-value collection of freehold hospitality and serviced apartment assets.

Total Portfolio Value: ~£99.4M

Asset Types: Serviced Apartments + Boutique Hotel

Locations: Bayswater (W2) & Marylebone (W1)

Asset A: Inverness Terrace, Bayswater

Type: Serviced Apartments

£28.7M | ~25,000–27,000 sq ft

Asset B: Inverness Terrace, Near Hyde Park

Type: Serviced Apartments

£27.675M | ~24,000–26,000 sq ft

Continued



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#### **Prospect 4 – Continued**

Asset C: Converted Hotel, Bayswater  
Type: Serviced Apartments  
£28.7M | ~26,000–28,000 sq ft

#### **Asset D: Gloucester Place, Marylebone**

Type: Boutique Hotel  
£14.35M | ~9,000–10,000 sq ft

All Freehold  
Flag-Free (most)  
High tourism demand areas  
Strong capital appreciation potential

DM for detailed brochure and investment pack.

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#### **Prospect 5**

Private Island for sale off the coast of Ibiza  
Freehold  
Direct with seller  
£80M

DM for detailed brochure and investment pack.

#### **Prospect 6**

Private Island for sale Torre Del Sol Mallorca  
Meticulously designed living spaces with Games room, Tennis court, football court, volleyball beach area etc  
Freehold  
Direct with seller  
£75M

DM for detailed brochure and investment pack.