

From: [REDACTED] <[REDACTED]>
To: Jeffrey Epstein <jeevacation@gmail.com>
Subject: Re: Knightsbridge Penthouse
Date: Thu, 04 Mar 2010 22:36:25 +0000

I will do it asap , probably on monday, as there is no access to the apt untill then.
Thank you so much for the dinner, i really appreciate it!

On 4 Mar 2010, at 22:15, Jeffrey Epstein <jeevacation@gmail.com> wrote:

go to the apt and take=video or photos.. i hope you enjoy your presidential dinner

On Thu, Mar 4, 2010 at 4:45 PM, [REDACTED] <[REDACTED]> wrote:

Hello Jeffrey

I have attached the brochure and floorplan for the penthouse I told you about.
Size: 8139sqft internal and 2116 sqft of terrace
Asking price: Offers over £20m

The apartment is in Wellington Court and has one of the best terraces in London with uninterrupted views of Hyde Park. The park can be seen from the living room/terrace and also from the master bedroom. It has been refurbished to an extremely high standard by award winning Interior Designer Paul Davies (who designed Madonna's two London homes). It has taken him nearly five years to complete the project which was previously 5 separate apartments.

Wellington Court lies on the southern perimeter of Hyde Park on Knightsbridge. It is located opposite number 199 (also known as "The Knightsbridge") which is considered to be the best apartment building in Europe. It is also directly adjacent to "1 Hyde Park" which is under construction and is expected to be even better than 199. The penthouse in 199 traded last year at over £5000psft and apartments in 1 Hyde Park are currently being sold (off plan) in the region of £6000psft. I have attached a google map showing the location of the three apartment buildings.

Wellington Court is a Victorian period building whose common parts are very tired. This is one of the main reasons why the apartment has not sold. As a result the asking price has been lowered from £35m to £28m and now down to £20m. However, in the last week refurbishment on the common parts has commenced and is expected to take 18 weeks to complete.

Let me know if you need any other information.

ps. The owner also has a hotel which he has just refurbished and would consider selling in the region of £35-£40m. It is located just off Sloane Street www.no11london.com

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