

Investment

HomeSearch

NewHomes

LCP/PrivateOffice
est.1990

Refurbishment

Studio

Lettings



About LCP/PrivateOffice

Since 1990, LCP/PrivateOffice has assisted private clients and institutions through every facet of residential property in London, from acquisition to renovation, design, letting, and management.

Our holistic approach ensures that we provide unwavering support at every stage of the property lifecycle, guiding clients from initial purchase to eventual divestment.

With an unparalleled understanding of the market, we can acquire individual buy-to-let investments to multi-million pound hotels. Leveraging our extensive network and bespoke financial modelling, we identify the best real estate opportunities, both on and off-market. Our in-house architects and interior designers create stylish interiors – everything from minor upgrades and furniture packages to full-scale renovations, for investment properties to magnificent townhouses. And for investors, our in-house letting and property management team secures the best tenants and ensures smooth running tenancies.

At LCP/PrivateOffice, our commitment goes beyond buying – we are here to be a guide through the entire property journey for our clients.





OUR SERVICES

LCP/Investment

We have been representing investors for over 30 years sourcing and acquiring the best buy to let opportunities with value add opportunities that will rent easily, achieve the highest possible yields, appreciate in value and maximise capital returns. Our Search and Acquisitions team carry out an initial consultation, to understand and define your investment strategy and identify the right buy to let property. We save you time by undertaking a thorough and in-depth market screening of all properties before compiling a recommended shortlist for you to view. We offer a full investment appraisal of every property presented including a breakdown of your upfront and ongoing expenses, spacial optimisation, anticipated rents and capital appreciation to assess your returns.



Market Screening



Identify successful buy to lets



Save you time



Sophisticated Financial Model



OUR SERVICES

LCP/Investment

In a joint venture with world-renowned Dutch pension fund, APG, LCP/ PrivateOffice have successfully launched The Other House. A ‘Residents Club,’ that combines the best of residential and hospitality, blurring the lines between the traditional sectors of hotels, serviced apartments and purpose-built student accommodation. It provides a unique experience for the discerning traveller who knows what they want, seeking style and experiences to remember. LCP/Investment can assist sophisticated investors looking to invest in multi-million pound hotels. Our service includes identifying, advising, acquiring and assisting with third-party professionals. It is all handled in-house, based on strict client briefing and offering truly whole of market reach.



Managed in-house



Whole of market reach



Suite of 3rd party contacts



Detailed asset summary



OUR SERVICES

LCP/HomeSearch

An estate agent acts exclusively on the seller’s behalf so it is vital that you, the buyer, also benefits from expert representation so your interests are looked after too. This is where we come in. Our Search and Acquisitions team carry out an initial consultation, to understand and define your criteria. We save you time by previewing all properties on your behalf, creating a tailored shortlist. We offer a full investment appraisal of every property presented. Our market knowledge means that you can preview best-in-class properties before they have been launched onto the open market, getting you through the door first. From a heritage townhouse to a magnificent new build, we will find the right property for you.



Market Screening



Dedicated Property Consultant



Save you time



Access to off-market opportunities



OUR SERVICES

LCP/NewHomes

If you are looking for a new build property, whether a pied-a-terre, family home or buy to let, we have the expertise and contacts to find the right property for you. Our team are well-versed in the intricacies of the new build market and we are here to streamline your experience, from identifying the best-in-class new build developments matching your lifestyle and budget to negotiating favourable terms on your behalf. As we are not wedded to an individual developer, we can offer impartial guidance and advice, identifying the right property for you.



New Homes Expert



Access to off-plan opportunities



Independent advice



Representing the buyer



OUR SERVICES

LCP/Refurbishment

Unlike other buying agents, we have a team of in-house expert designers and architectural interior designers who can produce imaginative, cost-effective design solutions to create stylish interiors - everything from minor upgrades to full-scale renovations, from one-bedroom buy to let apartments to large family townhouses. All managed to agreed timescales and budgets. We will manage all the complexities that come with refurbishing your property, from concept to completion, we act as your sole point of contact.



Bespoke Interior Design



Maximise capital uplift



Concept to Completion



Fixed price and on time



OUR SERVICES

LCP/Studio

Our furniture packages are a cost-effective alternative to furnishing your apartment, house or buy-to-let with an interior designer. We will style your property with luxury furniture and home accessories in a design where each room compliments each other. We manage everything from initial design proposals and project management to delivery and installation. With three different styles available, we ensure your property whether period or modern, big or small, is furnished to the highest of standards.



Interior Designer



Maximise your returns



Seamless solution



Luxury on a budget



OUR SERVICES

LCP/Lettings

For landlords, our dedicated lettings and property management team secure the best tenants and ensure tenancies run smoothly for a stress-free, hands-off investment that maximises returns. Our team stringently reference and meet all tenants, and provide responsible, accountable and compliant property management; ideal for those wishing to truly delegate all day-to-day issues.



Stringent Referencing



Dedicated Property Manager



Dressing & Styling



Compliance & Legislation



OUR SERVICES

LCP/Sales

We offer a tailored sales management service, taking care of the marketing and administration requirements needed to sell your property efficiently and profitably.



Manage the sales process



Analyse Market Trends



Maximise property exposure



Design & interior styling

OUR MANAGEMENT TEAM



Naomi Heaton
Founder & Chair

LCP/PrivateOffice was founded in 1990 by Naomi Heaton, a well-known industry figure and London property guru and is now chair of the LCP Group. Naomi highlighted the need for investors to have expert advice and a one-stop service.



Liam Monaghan
Managing Director

Liam Monaghan has over 15 years experience in the property market and his in-depth knowledge of the central London rental market is second to none. Liam provides our investor clients with invaluable insights into the market.



Miles Atkinson
Acquisitions & Sales

Miles is a master in the art of spotting the best opportunities for our clients that are not readily available to the open market. Acting on behalf of our clients, Miles negotiates the best purchase price and manages the entire buying process.



Kevin Coughter
Head of Private Clients

Kevin's experience advising HNWI's and investors coupled with his extensive knowledge of the various disciplines within LCP/Private Office, means his skill acting as a conduit for those buyers looking to invest in real estate is highly sought-after.

OUR TEAM



Oliver Matusch
Acquisitions & Sales



Ana Maria Brito
Architectural Interior Designer



Olivia Highwood
Head of Lettings & Property Management



Alastair Calotier
Property Manager



Kelly Johnson
Design & Project Manager



Maggie Halsackda
Interior Designer



Fabio Sampaio
Property Manager



Bradley Ahn
Investment Manager

PRIVATE CLIENT FEE GUIDE

Rental Investment Purchases (payable on successful transaction)
2% of agreed purchase price
Initial Payment (deductible from above fee): £1,500 per unit
(Contribution towards market screening and compilation of shortlist)

Homeowner Purchases (payable on successful transaction)
2% of agreed purchase price
Initial Payment (deductible from above fee): £3,000 per unit
(Contribution towards market screening and compilation of shortlist)

Letting and Rental Management
15% of gross rent

Other Rental Investment Services
Furnishing
Refurbishment
Fixed price quote

Interior Design & Property Management for Homeowners
By quotation only

Sales Management Service
2% of sale price

Vacant Management Service
By quotation only

Real Estate Advisory Service
By quotation only



CONTACT US

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