

Village Matters

Spring 2016

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Liz Thomson Director

Welcome to our latest newsletter! After a fairly eventful 2015 we're settling into the more sedate pace of 2016 with a strong lettings market and a cautious but steady sales market, particularly for properties under £2m. This issue features the usual mix of local businesses including many favourites frequented by our team across Notting Hill and Kensington. As ever, we hope you enjoy the read and get inspired to visit somewhere new close to you.



Michael Wilson Director

Gifts and Candles

In our 21st century world of big brands and global markets, it's a joy to see small independent boutiques thriving off the main thoroughfares. Pickwicks Gifts and Candles on Holland Road in Kensington is one such example and is run by the indomitable Jacqueline Leberne who has been in the local retail business for over 40 years.

The name comes from a shop that Jacqueline used to run in the Kensington Palace Hotel that sold newspapers and looked rather Dickensian in style.



Jacqueline has run the current Pickwicks gift shop for over a decade and readily admits it's rather old-fashioned, like a country shop in the centre of London which is why people love it. She stocks a huge range of gifts, homeware, accessories and cards, all chosen by her and



her daughter. With such a wealth of experience in the business, Jacqueline has a great eye for unique products and uses her vast array of contacts to source her stock.

Popular items include tablemats, cushions, tea towels and other textiles. It's the perfect place for a thoughtful gift for a lady in your life – so next time you have an anniversary to buy for, don't default to the high street, go picking through Pickwicks and you will surely find something!

Pickwicks Gifts and Candles,
3 Holland Street, W8 020 7938 2711

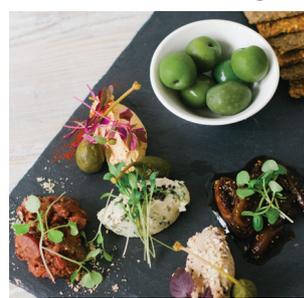


Raw food nirvana

Delicious food that is incredibly good for you is something of a nirvana for the health conscious. This is exactly what you'll find at Nama artisan raw foods tucked away on Talbot Road.

Nama, Notting Hill's only 100% raw food restaurant, is owned and run by Irene Arango and Rich Havardi who started the business in a tiny premises in Queens Park in 2013.

Since taking a leap of faith and opening in Notting Hill in April 2014, the business has gone from strength to strength. Not only



do they serve highly nutritious and utterly beautiful meals but they also offer various raw food courses, raw cakes made to order, catering and venue hire.

"To get technical, the term 'raw food' refers to food that hasn't been cooked, treated or processed in any way above 42°C" explains Irene.

"Whether you eat a 100% raw diet or just a little bit here and there, it

has amazing health benefits. Our aim with Nama is to spread the goodness of raw food either through the restaurant or teaching people to make their own at home. All of our courses tend to be fully booked so we know that we're doing something right!"

Nama is open for breakfast, lunch, and dinner; so why not pop in and feel the health benefits for yourself?

Nama Foods, 110 Talbot Road, W11
0207 313 4638

namafoods.com



What are values doing in the village?

2015 was a challenging year for the central London property market with many agencies reporting sales volumes down by as much as 30%. This dip in activity was principally attributed to the rise in stamp duty which affected all sales above £1m and also to the strengthened pound which made it much more expensive to buy in the UK if your money was coming from off-shore. The Chancellors next attack on the residential market came with the surprise announcement of a 3% surcharge for anyone buying a second property or indeed a property to rent out. In the short term this has created a rush to beat the tax which comes into force on 1st April, so it will be very interesting to see how the market performs once the surcharge is in place. (continued on page 2) ▶

LA CAVE
A FROMAGE
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Pembridge Villas, W11 £4,100,000 Freehold

A rare investment opportunity to acquire an unbroken freehold building comprising four self-contained flats in prime Notting Hill. The flats are offered in excellent condition and are let on assured shorthold tenancies, full details of which are available upon request. Sole Agents
020 7221 2277 ben@mountgrangeheritage.co.uk



Finstock Road, W10 £3,000,000 Freehold

A handsome family house on one of the prettiest tree-lined streets in the St Quintin Conservation area which benefits from planning permission to construct a single storey basement. EPC=D. Reception room, dining room, five bedrooms, dressing room, three bathrooms, kitchen and garden.
020 8960 0181 michael@mountgrangeheritage.co.uk



Woodsford Square, W14 £2,850,000 Freehold

Spacious family house offering an excellent range of accommodation and tranquil leafy views over beautifully maintained communal gardens. EPC=D. Two reception rooms, five bedrooms, two bathrooms, cloakroom, utility room, kitchen, garage, communal gardens and off-street parking. Sole Agents
020 7221 2277 michael@mountgrangeheritage.co.uk



Inkerman Terrace, W8 £4,450,000 Freehold

Charming family home arranged over five floors. 2,404 sq ft offering flexible accommodation, good natural light and the chance for the purchaser to alter the house to suit their needs. EPC=F. Two reception rooms, five bedrooms, three bathrooms, conservatory, kitchen/breakfast room and garden. Joint Sole Agents
020 7937 9976 chloe@mountgrangeheritage.co.uk

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► (continued from front cover) With all of this in mind we don't envisage much of a shift in property values this year. Transaction levels are a bit harder to predict. We've already experienced several 'best bid' situations since the New Year but on properties that had either been reduced in price or had not been priced at inflated levels. Our mantra for 2016 is a simple one; if you want to sell, price sensibly and listen to your agent. ●

La Cave a Fromage

La Cave a Fromage was founded in 2007 by Frenchmen Eric Charriaux and Amnon Paldi. The pair had previously been supplying top-notch cheese to the best restaurants in the country including the Le Manoir aux Quat 'Saisons and Tom Aikens. They opened their Notting Hill store in 2014 bringing a little corner of cheese heaven to Portobello Road.



But La Cave a Fromage doesn't just sell the best French and British cheeses; they also mature some of the cheese themselves, guaranteeing that the fromage available in their shops reaches their discerning customers at perfect ripeness.

As you'd expect, their shops are full of friendly and knowledgeable staff; customers are positively

encouraged to sample the cheeses on display. There is a small seating area where people can relax and enjoy a selection of cheese, bread and wine. They also serve lunch and offer a fantastic variety of cheese platters, chilled meats and fondue, perfect for sharing!

La Cave a Fromage also hosts regular Thursday night tasting events, giving customers the chance to find out more about seasonal farmhouse cheeses, where they're from, how they're produced and most importantly discover cheese they've never tried before.

The bonus for us is that the shop is less than 200m from our front door!



La Cave a Fromage, 148-150 Portobello Road, W11 020 7221 1000
la-cave.co.uk

The latest on Portobello Village

The words "Portobello Village" were on many W11 residents' lips last year as plans to develop the area by owners the Westway Trust were met with fierce opposition from locals worried about the vibrant character of the area being destroyed by development. Of particular concern was the plan to build a 3-storey market building where the covered stalls are currently located.



▶ The good news is that The Westway Trust announced in September 2015 that after a six month consultation "the proposals for a building over the market area were not well supported and so we won't be bringing them forward". They say they've also listened to concerns about high street chains moving in and potential loss of stalls.



However, The Westway Trust will persevere in its overall plans to improve the area and reported that in a recent survey of local shopkeepers and market traders over half of the 100

respondents reported a decrease in the amount of trade compared to last year and 60% said that the general environment needs improving.

It is now revising the designs in response to the consultation and will ask for fresh feedback from locals this year before agreeing a final set of proposals.

We will keep you up to date with the progress of plans this year.

MYZ Beauty Boutique

If you're feeling like a proper pamper after a long winter, why not follow the advice of Shauna from our North Kensington office and head down to MYZ Beauty Boutique on Powis Terrace, W11?

As soon as you walk through its smart doors into the chic interior and are greeted by Cookie the adorable house pooch, you'll know you're in for the kind of treat that makes A-list stars such as Sienna Miller, Lindsay Lohan and Gerard Butler flock to its doors.

MYZ Beauty Boutique, launched in 2014 and voted as one of London's Top 10 salons by Conde Nast Traveller in 2015, is the brainchild of qualified lawyer and former manager of womenswear for Selfridges Maryam Zandi.

The boutique was born of a love of beauty treatments and the salon contains influences from Maryam's years of travelling in the fashion industry. Alongside a classic range of manis and pedis, Maryam offers a range of facials from beauty experts Yon-Ka, microdermabrasion, light therapy and CACI anti-ageing face treatments. "I spent a lot of time trying different spa and beauty treatments from all around the world before deciding which brands to use in my own spa," says Maryam.



The thing we like best about MYZ is how down to earth this lovely place is and the reasonably priced treatments mean you can become a 'regular' rather than a once in a while visitor. This goes for the gents as well as the ladies!

MYZ Beauty Boutique, 20 Powis Terrace, W11 020 7221 1277

myznailsboutique.com

We love Sweet Things!

We love reporting on new businesses in our area so were delighted to go and sample Sweet Things on Blenheim Crescent which is the second bakery and café to be opened by former Masterchef finalist Natalie Allen.

The Notting Hill branch follows in the footsteps of Natalie's Primrose Hill bakery offering her much-loved cakes, brownies, cupcakes and award-winning hot chocolate! Brilliant breakfasts, sweet and savoury crepes and sourdough toasts are also on offer. Not just a café, Natalie is also creating a party room to host her ever popular cupcake parties and master classes to teach locals how to make cakes.

Sweet Things has another claim to fame; the Evening Standard recently compared it to a London Bus because it has the honour of being the city's first cashless café. (continued from page 4) ▶



Lansdowne Road, W11 £4,650 per week

Beautiful house with garden which has been designed and furnished with flair to provide the perfect balance of family accommodation and elegant entertaining space. EPC=F. Two reception rooms, four bedrooms, three bathrooms, kitchen, garden and direct access to communal gardens. Furnished. Sole Agents

020 7221 2277 sophie@mountgrangeheritage.co.uk



Highlever Road, W10 £1,750 per week

Superb end of terrace house located in a prime position within the desirable St Quintin's Conservation area. Refurbished to an exacting standard to create a stylish exceptionally bright home. EPC=D. Reception room, four bedrooms, three bathrooms, kitchen and private garden. Furnished or unfurnished.

020 7221 2277 neha@mountgrangeheritage.co.uk



Gregory Place, W8 £2,500 per week

A recently refurbished house in this charming and discreet location just off Kensington Church Street. Benefits from wood flooring, air conditioning and off-street parking. EPC=C. Reception room, four bedrooms, four bathrooms, utility room, eat-in kitchen, garage and off-street parking. Unfurnished.

020 7221 2277 hannah@mountgrangeheritage.co.uk



Bedford Gardens, W8 £1,295 per week

Fantastic two bedroom duplex flat that has been refurbished to a high standard. The property boasts wonderfully bright living and entertaining space with a spectacular private roof terrace. EPC=C. Reception room, two bedrooms, two bathrooms, modern kitchen and roof terrace. Furnished.

020 7221 2277 petra@mountgrangeheritage.co.uk



► (continued from page 3) Like the buses, customers can use their credit, debit and contactless cards as well as Apple Pay but not coins! It's a sign of things to come plus it's also quicker and more hygienic for our customers.

Natalie's overarching aim behind

Sweet Things is for her children to grow up tasting cakes like the ones her grandma used to make. They certainly get our vote!



Sweet Things
8 Blenheim Crescent, W11 020 7722 2107 sweetthings.biz

Phoenix on Golborne

Open for just over five years, Phoenix on Golborne specialises in antique furniture and small decorative pieces. They have an incredibly fast turnover of stock and people say it looks different every week, always with something new and alluring to catch the eye. But it's not just about homeware; downstairs at Phoenix offers a curated collection of wearable vintage womenswear and accessories.



In addition to restoring the pieces she sells, owner Jess also stocks Annie Sloan chalk paint and runs workshops to teach people how to restore their own

furniture. So how did she get into the trade?

"Both my Grandad and Dad are antique dealers in Devon. As a child I used to play around and later work in the workshop on school holidays. It evolved from me making my own, rather questionable dolls' house furniture to helping restore and polish pieces for the shop. I moved to London to study Interior Design at Chelsea College but always had an inkling that I'd have a shop of my own at some point. When I stumbled across Golborne Road it was love at first sight and I immediately started looking for a premises."

For details on upcoming furniture painting workshops, visit the website.

Phoenix on Golborne, 67 Golborne Road, W10 020 8964 8123
phoenixongolborne.co.uk



Interior design for everyone!



services; their unique Interior Design Calculator allows customers to design their own rooms to a certain style and get a price on the spot for the items required to create the look. The website also features a Curtain and Blind Calculator allowing instant orders, fabric sample requests and cost estimates to be created. The same can be done with their Wallpaper and Upholstered Furniture Calculators. ►

This is the aim of Kensington Design, our neighbours on Stratford Road, who believe that your home should be a haven created with ease. To this end they have recently launched a range of online



► If you're just after a piece or two to finish off a look, Kensington Design also stocks a wide range of decorative accessories for sale both in the shop and on the website including coffee table books, handmade tableware from Tuscany and scented candles from Paris.



The team is very hot on buying British whenever they can so pretty much all the furniture they stock is made in the UK with the exception of a few pieces made in Paris.

Kensington Design
12 Stratford Road, W8 020 7938 2000
kensingtondesign.com

Sales Director – and other new starters

We're delighted to announce the appointment of much respected local agent Ben Podesta as our Notting Hill Sales Director. Ben has lived and worked in the Notting Hill and Kensington area for more than 20 years, only breaking his career in estate agency for four years to help build an eco-resort and learn creole in West Africa! "Mountgrange Heritage has its roots firmly dug into the local community," says Ben. "I love the strong independent ethos of the company with everyone determined to do the best for their clients."

Ben can be reached on 020 7243 7882 or ben@mountgrangeheritage.co.uk



Ben is not the only new team member to join us recently. We also have two new Associates in our Lettings team – Hannah Beck and Sophie Gittins. Last but definitely not least Nichola Andrews has joined us as Associate Director for Property Management. Their details can be found at mountgrangeheritage.co.uk

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Estate Agents Sales, Lettings & Management

Kensington Office 13b Stratford Road, W8 6RF 020 7937 9976

North Kensington Office 59 St Helen's Gardens, W10 6LN 020 8960 0181

Notting Hill Office 27 Kensington Park Road, W11 2EU 020 7221 2277

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