

Village Matters

Autumn-Winter 2016

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Liz Thomson Director

We all knew that 2016 was going to be a momentous year and so it has been. We were as surprised as any at the decision to leave the European Union and it has had a significant impact on the local property market. The sales market slowed in anticipation of the vote and was thrown into disarray afterwards. Transactions are starting to pick up now so we expect more normality moving into autumn. The rental market has remained busy throughout and we look forward to this



Michael Wilson Director

continuing. This issue we turn our attention to a host of local female entrepreneurs; a duo of Serenas in Notting Hill, a milliner to the stars and a new ethical sleepwear brand. We hope you enjoy the read.

Art and Graphics

Lyndons Art and Graphics Supplies is a bit of a local institution for those of us who like to pick up a pen or paintbrush. Open in the area since 1984 Lyndons is a wonderful resource for all sorts of stationery and art supplies, including kids crafts. They also supply all manner of computer accessories to help out those who need a USB stick or similar in a hurry!



Sadly family run businesses like this have been affected by the growth of online shops like Amazon and dominance of high street chains but those stores can't replicate the lovely feeling of exploring its chilled out aisles for the exact thing you need. As Manager, Peter Kalyan, explains, "We supply all sorts of stationery and computer consumables to a loyal tribe of locals and regulars. If you're looking for something specific, our staff are more than willing to help." And therein lies the difference; friendly staff who will go out of their way to assist.



Lyndons Art and Graphics Supplies, 216 Kensington Park Road, W11 020 7727 5192

The yin and yang of baking

We all know that we should eat healthily but most of us also love cakes. Pearl & Groove is a unique new bakery that embraces this dichotomy in its very essence. Opened on the top end of Portobello Road in February, and baking all of its cakes on site Pearl & Groove

is named after founder Serena's parents. Mum, Pearl, lives a healthy life, with no sugar, dairy or gluten. Yet Dad, Groove, is a chocolatier by trade and loves to indulge in a little sweetness. Hence the Pearl range is wholesome while the Groove range offers a bit more naughtiness. Both are gluten free and can be married with Matcha tea and cold pressed juices for a guilt-free treat.



Serena started the business from her home in Gloucester Road in 2013 before moving to a commercial kitchen to make cakes for wholesale and delivery. She always dreamed of a shop of her own so jumped at the chance to open this year in Notting Hill. Having a shop she says has transformed the business, allowing her and fellow Pearl & Groovers Flo and Meg to become way more creative. Since opening, they've started running evening classes such as life drawing and flower arranging as well as offering locally made birthday cards and gifts to accompany their delicious cakes.

The cakes don't only taste amazing but look incredible too. The most popular choice is a box of six to take away. We heartily recommend the Earl Grey Tea cake or best-seller Dulche de Leche and Maldon Sea Salt.

Pearl & Groove,
341 Portobello Road, W10
020 3601 3316

Pearlandgroove.com



What are values doing in the village?

For many Londoners the Brexit result came as quite a shock. This coupled with the time of year created the perfect storm for an extremely quiet summer. The ensuing uncertainty was reason enough for many to hold fire on committing to buying until the smoke cleared.

An acute sense that life goes on, reinforced by unprecedented mortgage deals at extraordinarily low rates, has helped to kick buyers back into action. Things really started to come back together at the end of August, with what can best be described as a meeting of minds between buyers and sellers. Prices have corrected and are probably 10% below 'peak' prices but for most sellers this still represents a healthy, and often tax efficient, return on their original investment. (continued on page 2) ▶

HATS
OFF TO JESS
COLLETT-
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Kensington Park Mews, W11 £1,950,000 Freehold
 A stunning house with a south-facing aspect in this private gated mews in the heart of Notting Hill, just one minute's walk from Portobello Road. The house benefits from an off-street parking space and a south-facing terrace. EPC=E. Reception room, four bedrooms, two bathrooms, kitchen, terrace and off-street parking. Sole Agents
020 7221 2277 ben@mountgrangeheritage.co.uk



Artisan Quarter, NW10 £1,500,000 Leasehold
 A stylish modern town house within a private gated community in Kensal Rise. This property provides generous and versatile living space together with a rear garden and off-street parking. EPC=C. Two reception rooms, four bedrooms, three bathrooms, kitchen, garden and off-street parking. Joint Sole Agents
020 8960 0181 shauna@mountgrangeheritage.co.uk



Sheffield Terrace, W8 £999,950 Leasehold
 A beautifully bright fourth floor apartment situated in a well-presented period building which benefits from a lift. The traditionally presented property is approximately 720 sq ft and offers wonderful south-facing views over the communal gardens. EPC=F. Reception room, two bedrooms, bathroom, kitchen and communal gardens. Sole Agents
020 7937 9976 susan@mountgrangeheritage.co.uk



Kensington Park Road, W11 £5,250,000 Freehold
 Magnificently restored Grade II listed terraced house in prime Notting Hill. Working with English Heritage the owners have restored this wonderful period property to create a modern home keeping the elegance of its early Victorian design. EPC=D. Three reception rooms, four bedrooms, three bathrooms, media room, kitchen, wine cellar, garden and off-street parking. Joint Sole Agents
020 7221 2277 tim@mountgrangeheritage.co.uk

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► (continued from front cover) Stamp duty still remains a deterrent for some, especially at the higher end of the market and although we hope for a row-back on the current thresholds in the Autumn Statement, we must accept that this is probably unlikely.

Perhaps in time the decision to strike out from the EU will strengthen the London economy and bring fresh opportunities for those invested in London property. In the meantime the old adage may ring true; the best time to be brave is when others are fearful. ●



Tales of Thread – ethical sleepwear

As an award-winning journalist for BBC Newsnight and Senior Manager at the UN, Notting Hill local Rebecca Fordham has spent a lot of time in Africa, falling in love with the continent and its culture. Wanting a change of direction after having a daughter last year, she has spent the last 18 months realising a dream to sell



gorgeous African made textiles – in the form of sleepwear.

Part of Rebecca's dream was to make a real difference to the lives of women in Ghana by creating a truly ethical clothing company. The result is Tales of Thread which launched in May providing sleepwear for the style conscious that is both functional and beautiful.

Rebecca has worked closely with a team in Ghana to design the sleepwear and create a production line geared around a top quality, 100% ethical product – an often-difficult task which involved some innovative thinking to get around the heat of the factory.



The Tales of Thread range includes men's and women's pyjamas, nightshirts, camisoles and elegant kimono inspired lounge robes. Made from a super-soft blend of organic cotton and silk, each item is designed with the belief that loungewear ought to be as

elegant and wearable as daywear – but because you wear it in the comfort of your own home, you can inject a bit more fun.

With winter just around the corner, now is the time to invest in some wonderful new pyjamas that you know have already made a difference to somebody's life. A selection of the range is available at the Laslett Hotel on Pembridge Gardens or the full range on the website. Is it too early to start writing our Christmas list?

talesofthread.com





For the love of glass art

We first came across Vessel Gallery on Kensington Park Road when blogging about London Craft Week earlier this year. Founded in Notting Hill in 1999 Vessel Gallery specialises in contemporary glass art. From the stunning simplicity of Scandinavian crystal, via flamboyant Italian

art glass, to the best of British and International creative talents, all their pieces are unique and show an unparalleled selection of contemporary design.

Vessel Gallery's latest exhibition as part of the London Design Festival features the Treasure Collection of signature handmade glass of Amy Cushing. Amy is one of London's most creative glass artists and this collection of gemstone shaped mirrors is simply stunning.

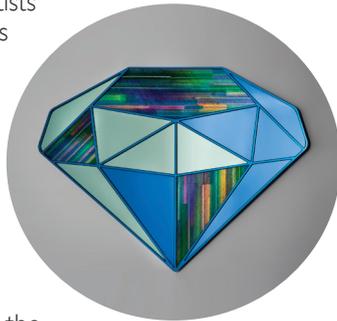
Comprising three designs, the Treasure Collection is the perfect complement to luxury interiors. Each piece is a union of anodized aluminium and tinted mirror juxtaposed with highly coloured and detailed handmade glass.

As Cushing says, "I had wanted to produce mirrors for some time based on a gemstone design. The faceted sections interested me as the different angled areas gave an opportunity to play with distinct sections of kiln-formed glass and glossy tinted mirror whilst adding a playful element to the design. My aim was to fuse quality production with irresistible glamour."

The Treasure Collection by Amy Cushing is available to view until 15 October.

Vessel Gallery, 114 Kensington Park Road, W11 020 7727 8001

vesselgallery.com



Hats off to Jess Collett!

Hats are brilliant things. They have the power to transform your look and mood; they provide glamour and inject a touch of fun into your day. Which is why Notting Hill based Jess Collett is on a mission to bring hats back to everyday life.

Jess has been a milliner since she left school and started out creating made to order couture hats. After a break to start a family Jess moved into her studio on All Saints Road and decided to move in a new direction creating gorgeous hats for everyday wear. As she says, "I've always loved dressing up. Adding a hat to an outfit injects more fun. It makes you feel good. It makes you stand differently. It can change the whole way you feel about yourself. That's why hats should be worn everyday, not saved for special occasions."

The latest collection is called 'Oh you pretty things' in a nod to one of her heroes and features trilbies, fedoras, caps and (continued on back page) ▶



The Vale, SW3 £6,250 per week Fees Apply

Spectacular Grade II listed house just moments from the Kings Road and a short walk to the river. The owners have sympathetically restored and designed the house to create the perfect balance of classic and contemporary. EPC=D. Three reception rooms, seven bedrooms, four bathrooms, kitchen, roof terrace and garden. Furnished.

020 7221 2277 hannah@mountgrangeheritage.co.uk



Cleveland Square, W2 £4,500 per week for SHORT LETS Fees Apply

Impressively large maisonette with a private terrace which leads directly on to the communal gardens. This stunning family home is arranged over the raised ground and lower ground floors of this Grade II listed building. EPC=C. Three reception rooms, four bedrooms, four bathrooms, kitchen, terrace and communal gardens. Also available for LONG LETS at £2,950 per week. Furnished.

020 7221 2277 emily@mountgrangeheritage.co.uk



Princedale Road, W11 £1,800 per week Fees Apply

This stunning house which has an abundance of natural light is arranged over three levels. The stylish interior offers superb entertaining space with wooden floors throughout. EPC=D. Two reception rooms, four bedrooms, two bathrooms, kitchen and terrace. Furnished or unfurnished. Sole Agents

020 7221 2277 neha@mountgrangeheritage.co.uk



Lansdowne Road, W11 £4,650 per week Fees Apply

Beautiful house on this wonderful street in Notting Hill. The property provides the perfect balance of family accommodation and elegant entertaining space. Available for long or short lets immediately. EPC=F. Two reception rooms, four bedrooms, two bathrooms, kitchen, garden and communal gardens. Furnished. Sole Agents

020 7221 2277 sophie@mountgrangeheritage.co.uk

Twin galleries

Serena Morton has a fine pedigree in the art world and it was her work for Christie's auction house which inspired her to produce her own contemporary art exhibitions. She was amongst the first in London to curate pop-up exhibitions and was responsible for the launch of Ronnie Wood's Scream Gallery in Mayfair in 2006.



Most recently Serena built and launched Serena Morton fine art gallery at Canalside, Ladbroke Grove. In November 2014 she consolidated her position in the area by opening the next-door space, to focus purely on photography alongside co-curator Dave Hill. Dave met Serena after publishing a collection of photos documenting the New York Disco scene of the 1970s.



The current exhibition at Serena Morton II features a new series of images from award winning film-maker and photographer Dan Nathan. For this collection entitled Paralland, Nathan travelled to the Sahara Desert and the border between

Arizona/Utah in the USA. Although one set of images was captured in America and one in Africa what unifies them is the powerful and timeless effect of natural forces in shaping both terrains.

A powerful constant that unifies the series is the shifting nature of sand – both desert and sandstone rock. These images reflect a reminder in Nathan's eyes that nothing is permanent and so by freezing in time these particular moments of geographical stasis, he has created a way of suggesting permanence in a shifting landscape. The Paralland exhibition is on at Serena Morton II until 4th November 2016, 10am-4pm Tuesday-Friday and 11am-4pm Saturday.

Serena Morton II, 345 Ladbroke Grove, W10 serenamorton.com

An oasis of delights

We love reporting on unique newcomers to the local scene and were delighted to catch up recently with Mas, owner of Butter Bakery on Westbourne Park Road. Open since January, this Persian bakery and café specialises in 'Barbarry' bread, a delicious type of flatbread, which is as iconic to Persians as baguettes are to the French. Made the same way for thousands of years, Barbarry dough is created in three stages, the last being proven on a layer of bran giving it a unique flavour and texture.



Butter Bakery's extensive menu is centred around Barbarry which is all handmade onsite. However, delicious sandwiches are not the only thing they are gaining a reputation for. Their coffee, supplied by The Gentlemen Baristas of Borough was recently described by some Italian tourists as the only place to get decent coffee in Notting Hill!

You can tell from speaking to Mas how passionate he is about his business; "My sister, girlfriend and I made everything in this bakery with our own hands, from the benches customers sit on, to the fresh juices they drink and food they eat. I even designed the tree branch and milking bucket bathroom sink which people often ask about!"

After six months in business Mas has had a chance to fine-tune the menus according to what customers want and is launching a new autumn/winter menu this month. Watch out for more Persian flavours including drinks with Chia seeds and Mas's legendary homemade soups. The Butter Bakery, 219 Westbourne Park Road, W11 020 7243 9223



Portobello Film Festival 2016

One of the most innovative film festivals in the UK, our very own Portobello Film Festival celebrated its 21st birthday in September with the usual feast of independent local, London, UK and international movies.

Uniquely Portobello has been FREE – both for film submissions and entry to all events – for its whole lifetime. They rely on local support to continue and we're proud to be one of the sponsors again this year.

This year's Festival featured a host of local films including Histories Of Carnival, QPR, Notting Dale, Frestonia, and local free festival band Here & Now. Thousands of locals flocked to venues including The Muse Gallery on Portobello Road, the KPH on Ladbroke Grove and the old Pop Up cinema space in Acklam Village.

As a key sponsor of emerging directors and crews working in the digital medium, we look forward to continuing our support of this wonderful festival of independent film.



portobellofilmfestival.com



(continued from page 3) berets with her trademark colourful pompoms. All of Jess's hats are handmade with the finest materials and exquisitely finished with an edgy elegance to make wearers stand out from the crowd.

Jess Collett designs have donned the heads of princesses and rock royalty alike – Madonna and Rita Ora are both fans.

You can pop into her studio or browse the new Autumn collection online.

Jess Collett Milliner, Studio 4, 18 All Saints Road, London, W11

jesscollettmilliner.com



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