

Village Matters



New Year 2014

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Liz Thomson Head of Lettings

For anyone involved in the property market 2013 was an unforgettable 12 months. It was a year of feverish speculation and activity, the level of which took many by surprise – stoked by government policy and media scrutiny. It was also an incredibly exciting year for Mountgrange Heritage. We opened our fourth office on Craven Terrace, W2 and are now proud owners of a beautiful flower kiosk



Michael Wilson Head of Sales

outside our office on St Helen's Gardens, W10. This issue features a few of our new neighbours in Bayswater as well as friends from our other offices. We hope you enjoy it.

Ayanna Spa

If your resolution this year is to look after yourself better, Ayanna Spa on Holland Park Avenue could be the perfect place to start. Meaning blossoming beauty, the spa was opened in 2011 by a client of ours, Nalini Williams, with a focus on getting tangible results for its clients. Their advanced treatments are carried out using experienced therapists who are specialists in their chosen area, the best ingredients and the most up to date techniques including the latest machines.

"My career started in the city but I've always had a passion for health and beauty" explains Nalini. "My main influences are my father, who is involved in the beauty business in Asia and my facialist Vesela with whom I worked closely on my own skincare routine. Vesela is now the manager at Ayanna and we work very hard to provide a high level of service to our clients. It's incredibly gratifying to watch our clients walk out of the spa knowing that they leave us with the result they came looking for – whether it is the glow in their skin or relieved tension in a muscle.

We hope to expand our treatments in 2014 so watch this space for news!

Ayanna Spa,
146 Holland Park Avenue, W11
020 7998 7872
ayannaspa.co.uk



Rugby Portobello Trust

The Rugby Portobello Trust is one of our favourite local charities for the simple reason that it makes a huge difference to the lives of thousands of young people who would otherwise be left struggling on the edges of society.



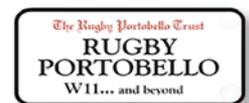
Based on a bustling site in Walmer Road, W10, they provide a range of vital services to children and young people from disadvantaged backgrounds. Facilities include a school for children excluded from mainstream education, youth club, homework club,

employment services, a sports academy and supported housing for young people who have become, or who face becoming, homeless.

As fundraiser Katherine Wylie explains, "Young people are not just our future but our present. For society to function properly, they have to function properly. Rugby Portobello Trust is here to guide our youngsters through the journey from childhood, adolescence and young adulthood. We bring stability and encouragement to young lives that are often blighted by deprivation and crime."

The Trust relies on the support of the local community to deliver its invaluable services. If you would like to help make a difference to local youngsters by fundraising, volunteering or simply making a donation, Katherine would love to hear from you on 020 7313 5271 or Katherine.wylie@rpt.org.uk

rugbyportobello.org.uk



Refurbishment the Mountgrange Way

The Mountgrange Heritage refurbishment department, run by Director, Thalia Bryan, has had an incredibly busy year working on a range of projects for clients, many of them based overseas. "Managing architects and builders can be a tough job, even more so when you're thousands of miles away.

One of my main roles is to act as the eyes and ears of my clients, removing the stress of managing the project," says Thalia. "A few of our projects this year have involved helping clients who've had damp and dry rot issues which can also be extremely stressful. Because we're incredibly (continued on page 2) ►



RIDING
IN HYDE
PARK – SEE
PAGE 2



SOLD Kensington Church Street, W8 £2,250,000



SOLD St John's Terrace, W10 £695,000



SOLD Portobello Road, W11 £1,800,000



SOLD The Avenue, NW6 £850,000



SOLD Cleveland Square, W2 £695,000

Our Sales Department achieved some great results for our clients last year. If you are considering selling your property in 2014 and would like honest, accurate advice please call or email us to book a FREE valuation.

MOUNTGRANGE HERITAGE

► (continued from front cover) experienced in such matters, we can advise clients on the best course of action, arrange the work with our team of expert tradesmen and also help re-house tenants or deal with fellow leaseholders."

If you want to refurbish with minimal stress contact Thalia for advice on how to get the best out of your investment.

Thalia Bryan 020 7243 7880

thalia@mountgrangeheritage.co.uk



Riding in the Shadows of Royals

What could be more uplifting for the soul of a horse lover than an early morning hack in Hyde Park? It's a rare experience that Ross Nye Stables are on hand to offer. Based in Bathurst Mews, the last London mews in which horses are stabled, they use the famous Rotten Row bridleway in Hyde Park itself most days for riders of every calibre, from kids on leading reins to experienced riders.



On the north side of the park there is also a ménage which is used for schooling.

Established by Australian horseman, Ross Nye, in 1965, the business is one of only a few stables left and thrives today with his daughter Kirsty at the reins. 16 horses and ponies are available throughout the week for lessons and hacks in Hyde Park.

Kirsty explains, "Most of our riders are regulars and we have a lot of kids who come not only for riding lessons but also to spend time with the ponies and get involved in their care. As my father often used to say 'the outside of a horse is good for the inside of a man' and nowhere is this more true than in the urban environment."

If you want to enjoy the privilege of riding in Hyde Park get down to the mews! Ross Nye Stables, 8 Bathurst Mews, W2 020 7262 3791

rossnyestables.co.uk

TenPilates

If you ask certain members of the Mountgrange Heritage team what their favourite hangout is, you will get the same answer – TenPilates. TenPilates is a wonderful light and airy pilates studio near Ladbroke Grove that has been the saving grace for many a bad back and tired body. In addition to all the postural and injury prevention benefits of classic Pilates, the Dynamic Reformer Pilates classes here offer an intense and massively effective full body workout that releases endorphins and makes you feel fantastic! The team are incredibly knowledgeable but also relaxed and welcoming. It's no surprise that TenPilates boasts many devotees – and that it recently scooped a prestigious Tatler Gym Award 2013 for its work.

It's time to put those resolutions into action and get down to Ten!

TenPilates, 2-4 Exmoor Street, W10 020 8969 9677

tenpilates.com



Made With Love by Yasmin

Yasmin El Saie is a local illustrator whose lovely handmade cards first caught our eye in Portfolio on Golborne Road. She shares our love of all things doggy and much of the work she does features dogs, in particular her own pooch, a Chihuahua called Chilli.

"My first love is illustration – followed closely by dogs," explains Yasmin. "After living abroad in Bolivia and Brazil for many years, I returned to London to pursue my dream of running my own illustration company. Much of the work I do is handmade greetings cards; in fact, I collaborate with the Retired Greyhound Trust, creating a range of bespoke cards for their charity. I also do a range of special occasion cards and work for all sorts of local businesses creating artwork for websites and business cards. My first foray into illustrating was on children's books and I quickly realized that character based artwork could be used in lots of scenarios to add a fun, quirky touch.

To see more of Yasmin's work, visit her website yasminelsaie.com



Hyde Park Veterinary Centre



As you move into your new home, you can't help wondering whether your dog will make friends in the park, how long it will take for your cat to shred the sofas and where you'll take them if they ever need a vet.

The Hyde Park Veterinary Centre continues a veterinary tradition on Connaught Street, W2 that goes right back to 1872. The team of vets and nurses are all very experienced and provide a friendly and personal service to all the cats and dogs of the area, backed up by a large team of visiting specialists from the Davies Veterinary Specialists hospital in Hertfordshire.

If your dog ever needs one, there's a groomer on site every weekday. The boarding kennels collect and deliver three times a week, a crèche for small dogs is available daily and the pet shop is full to the brim with pet foods, toys, accessories and clothing.

61-63 Connaught Street, W2
020 7723 0453

hydeparkvet.co.uk



Values in the village...

2013 was an unprecedented year for prime London property with double digit price rises recorded in most areas. It was a classic case of demand outstripping supply as swathes of buyers scrambled for limited stock. We expect price growth to be less dramatic in 2014 as more properties come to the market ahead of anticipated tightening of planning and tax policies.

Potential amendments in planning policy regarding basement excavation is likely to encourage homeowners to obtain planning consent before the policy changes; giving them the option to sell their houses with planning consent in place. Additionally, George Osborne's proposed changes in capital gains tax on overseas sellers could spur these vendors on to sell before the new tax comes into force. Any increase in interest rates is likely to be modest and we feel this will only have a marginal impact on the cash-rich prime central London market.

While prime central prices may increase at a slower rate, our North Kensington and Bayswater offices saw tremendous price rises in 2013, which we expect to continue. The success of the prime markets in 2013 has caused a ripple effect in Kensal Rise and Queens Park and even as far out as Harlesden. In these areas, vendors are frequently selling properties 5-10% ahead of guide price.



LET Ladbroke Grove, W11 £5,250 per week



LET Artesian Road, W2 £2,750 per week



LET Huxley Street, W10 £600 per week



LET Cleveland Square, W2 £1,250 per week



LET Pont Street, SW1 £1,000 per week

Our Lettings Department was very busy last year and are looking to continue this into the new year. So if you are considering renting your property please call, email or pop into one of our offices to book a FREE valuation.



Buchanan Partnership

If you've been past our North Kensington office recently, you may have noticed an example of the distinctive work of Buchanan Partnership architects. It was partner, Kyle Buchanan, who designed our incredible flower kiosk. The kiosk design is a 21st century take on the classic floral

motif – the surface of a petal as seen under an electron microscope – and is the perfect example of the way they work.

"We like to bring together opposites, whether that be the marriage of traditional ideas with modern techniques, as we did with the flower stall or resolving the classic tension between planning and design. We find that bringing together opposing ideas creates a fertile creative ground – and it's how we often find the solution that benefits all parties," explains Kyle.

Based in Kings Cross and Cheltenham, Buchanan Partnership is currently involved in many varied projects, ranging from a retail to residential conversion in Ladbroke Grove, flat conversions in Marylebone to a community centre in Gloucestershire.

16 Acton Street, W1 07813 795428

buchananpartnership.com



Pavlova Diaries morphs into Notting Hill Post

Our favourite website for all things local, Pavlova Diaries has a new name and fabulous new design. We spoke to co-founder Amanda to find out more on the rebrand to the Notting Hill Post.

"When we launched Pavlova

Diaries 5 years ago, our aim was to create a community website for local news which wasn't alarmist or over opinionated as you often find on news sites. In contrast to global news where you feel powerless to change anything, we wanted focus on local issues where individuals can really make a difference. Since then, the local movement has gathered pace and we felt the time was right to improve what we do and reach out to more local residents. The new name is more relevant to what we do and since it launched in November, we've had lots more requests from local organisations to be featured. We're not just a news resource though – we also have a trade ads section and an ever-growing business directory full of approved local suppliers.

If you want to be in the know in Notting Hill, sign up for their weekly newsletter on

nottinghillpost.com



Victor Felix Gallery

Victor Felix Gallery is a newcomer to the Notting Hill art scene, opening just last April on Hereford Road. We caught up with Victor to find out more about the thought provoking work on show.

"I've always been an avid supporter of young and mid-term British artists and felt the natural direction for me after 10 years of curating exhibitions was to give them a space in which to display

▶ and sell their work. The gallery represents an idiosyncratic view of contemporary figurative art from a very varied group of artists who use traditional skills and methods.

One of the highlights of last year was an exhibition by paper sculptor Richard Sweeney whose work has also been exhibited as part of Art at No.10 (Downing Street). We're currently showing



exhibitions by new artists GreyHope and Nathan Ford then March will see our first "takeover" – a residency by an artist or gallery to be announced."

If you're after an original piece of British artwork, check out this amazing gallery.

Victor Felix Gallery, 32 Hereford Road, W2

victorfelixgallery.com

KCMS concerts at Leighton House

The series of Kensington and Chelsea Music Society concerts continues into 2014 with a concert at Leighton House every month until May. February's concert stars gifted young pianist Tom Hicks then March brings a wonderful



exploration of poetry and song about London with singers Katie Bray and Gareth Brynmor John accompanied by William Vann on the piano.

April brings together renowned cellist Richard Birchall with pianist Clare Hammond and the last concert of the season in May highlights the talents of the Trio Isimsiz, playing a range of piano trios.

We're proud to support these incredible events. Find out more and buy tickets at

kcmusic.org.uk



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mountgrangeheritage.co.uk