

# Village Matters



Autumn 2008



Michael Wilson *Head of Sales*

We promise not to deliver any bad news – there's quite enough of that around and despite what the media tell you property is still being sold and let. We thought we'd introduce you to two more of our village members, say goodbye to one flower girl and hello to a new one.

The autumn brings a new season of concerts from the wonderful young classical musicians we support through the Kensington & Chelsea Music Society. One of our

Saturday staff is taking a three month sabbatical working in an orphanage in South Africa supported by the charity run by Bev Wills at Stone Hair and finally one of our clients has a refreshing answer for dealing with Ken's favourite pest. Read on!



Liz Thomson *Head of Lettings*

## A Carnival Character

The theme of this years Portobello Film Festival was Carnival and we held another Kids' Art Competition for the 12 and 'unders'. As usual we had a tremendous response from budding artists making our selection of a winner terribly challenging. After long deliberation we chose the entry of 6 year old Eva Daum from West Kensington who attends St Barnabas and St Phillips CE Primary School in Kensington.

She came into our Notting Hill office with some of her family to receive her prize from Thalia Bryan the Managing Director of Mountgrange Heritage. Well done Eva – keep painting!



## A hoot of a story...



### Ladbroke Road, W11 £2500 per week

A four bedroom haven just moments from the hustle and bustle of Notting Hill Gate; every inch of this house has been utilised for wonderful storage solutions built from an array of materials creating an ordered but warm environment. The south-facing garden is hard surfaced for ease of management but perfectly positioned pots work like sculptures to create another reception room. The terrace at first floor level means when the sun does shine it can be enjoyed all day long. Available January for long lets.

Having created the perfect outdoor room our clients found they had some unwanted guests. The tree immediately behind the house, whilst creating welcome camouflage and shade was the haunt of a few too many pigeons. It is now the home of two large stuffed owls and the pigeons are gone!



WORK WITH  
VULNERABLE  
YOUNG PEOPLE  
– SEE PAGE 3

## What are values doing in the village?

Challenging times indeed in the property market but the true picture at ground level often differs from the sensationalist headlines. A surprising statistic – in the past two months we have completed several sales at figures equivalent to 92% of their original asking prices. The key to achieving the right result in a market of this nature is to take care in choosing the right pricing strategy and to take a clear view of the broader picture. Many of our clients have progressive motivations – *(continued on page 2)* ▶



### Warwick Gardens, W14 £2,995,000 Freehold

This well proportioned Victorian terraced house with a wonderful private rear garden and extremely useful self contained flat on the lower ground floor is located a few minutes walk from Kensington High Street. Requires some updating and currently offers three reception rooms, eight bedrooms, three bathrooms, three shower rooms, cloakroom and utility room.

**020 7937 9976** [aldasair@mountgrangeheritage.co.uk](mailto:aldasair@mountgrangeheritage.co.uk)



### Linden Gardens, W2 £595,000 Share of Freehold

A wonderful split-level apartment with many appealing architectural features and a large roof garden located in the heart of Notting Hill. Quietly located at the rear of the building the flat boasts a studio style reception room with high ceilings and glass atrium, a large sleeping area with en-suite shower room, beautiful study area, and further bathroom.

**020 7221 2277** [tamara@mountgrangeheritage.co.uk](mailto:tamara@mountgrangeheritage.co.uk)



### Warwick Mansions, SW5 £1,275,000 Share of Freehold

Interior designed and finished to an impeccable standard, an exceptional apartment with generous proportions situated in this popular mansion building with direct access to a communal patio garden. Reception room, dining kitchen, master bedroom with en suite bathroom, three further bedrooms, second bathroom and guest cloakroom. Circa 1,757 sq ft.

**020 7937 9976** [michael@mountgrangeheritage.co.uk](mailto:michael@mountgrangeheritage.co.uk)

► (continued from front cover) a lowered market can be the perfect opportunity for those looking to upsize or for those looking to move away from Central London. There is a sense that we may be reaching the 'bottom' of the market. However, it is true and historically proven that during downward trends supply has been poor as few owners of prime London property are willing to off-load. There are signs of good news for those buying as interest rates look set to tumble – some predict 3% or less. So what do we make of these unprecedented times – our advice remains unchanged – firstly, don't panic, property should never be about the short-term – quick commercial gain for little effort seems to be a thing of the past for now. Put your circumstances into perspective and set your sights on the opportunities that a lowered market can offer. There is a sentiment amongst many that the coming months may make us re-evaluate what is important in our lives – perhaps it's time that we all took a fresh perspective on the way we view our property and the market. ●

## It's blooming lovely...

John and Jessie Tutt have just arrived in a quiet corner of our village at the little flower boutique on the corner of Peel Street and Kensington Church Street where our friend Candida French pedalled her petalled wares. John and Jessie bring a different energy to the shop; John set up his first shop over 20 years ago in the East End while Jessie has spent some years perfecting her skills with Moyses Stevens in Chelsea and catering for A-List celebs and VIPs – more recently being part of the team handling the floral designs for Charles and Camilla's wedding at Windsor. We are delighted to welcome their huge knowledge of floristry and their even bigger personalities to our village.

John & Jessie, 131B Kensington Church Street, London W8 7LP (entrance on Peel Street) 020 7792 4845



## Love is all we need



Bev Wills at Stone Hair set up this registered charity nearly four years ago to give invaluable support to an AIDS orphanage across in Kwazulu Natal. With the South African Government failing to acknowledge that more than 140 adults died last week from AIDS related diseases, a

figure that has doubled in three months, the need for privately run orphanages like the Hope Centre in Pietermaritzburg is vital. Without such organisations literally thousands of parentless children would perish or suffer in ways that we can barely imagine.

Ruth Taiwo, who has worked for us on Saturdays for over three years, has just gone off for three months to offer her support to the wonderful care givers at the centre – we wish her the very, very best in what will be a physically and emotionally challenging experience.

If you would like to help or find out more information on the charity and its work call Beverley on 020 7221 0000 or go to [www.loveisallweneed.org.uk](http://www.loveisallweneed.org.uk)





## Garbstore

**garb** *noun* clothing or dress especially of a distinctive or special kind.

The Garbstore is unique and fabulous – simply a must if you are shopping in Notting Hill. Ian Payley claims that the focus is on product and quality; that pieces have a foot in the past and a look to the future – the influence comes not from the fashion world but from what can be coined 'unfamiliar vintage'. Payley has recently become a resident in the village having acquired an exceptional mews house from us – one of a distinctive and special kind!

188 Kensington Park Road,  
Portobello, London W11 2ES  
[info@garbstore.com](mailto:info@garbstore.com)

Nearest tube station: Ladbroke Grove



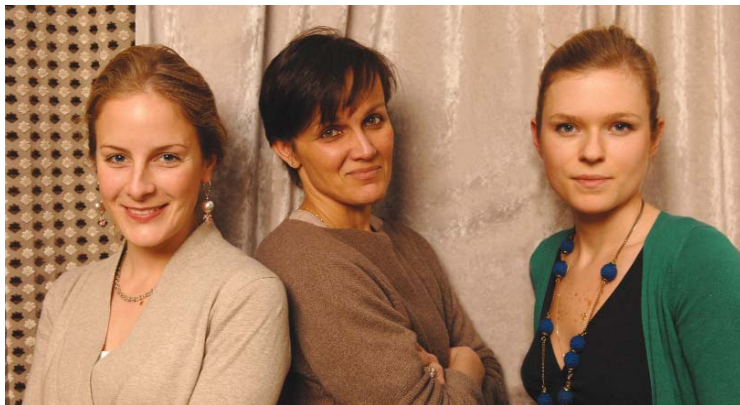
### Pembridge Villas, W11 £950 per week

A simply stunning apartment situated in a beautiful period house on this popular street located close to the tube station in the heart of Notting Hill. The accommodation includes two bedrooms and two bathrooms, but what makes the flat unique is that the wonderful reception space and the eat-in kitchen both open onto a secluded roof terrace. Unfurnished.

**020 7221 2277** [louise@mountgrangeheritage.co.uk](mailto:louise@mountgrangeheritage.co.uk)

## Did you know?

The Rugby Portobello Trust is working with vulnerable young people in our area to provide them with positive life chances. They do this by providing a wide range of activities and programmes such as gaining IT skills, learning to read or how to apply for a job. They need local people to help with the expansion of their After School Club. If you can spare some time or make a donation please call them on 020 7229 2928. To find out more simply go to their website [www.rugbyportobello.org.uk](http://www.rugbyportobello.org.uk)



## Kensington Design Team

Sonita Kember and her team at Kensington Design have been based in Stratford Road for over 20 years. As interior designers and project managers they assist clients with the renovation of their homes and properties both in London and abroad.

The team pride themselves on bringing jobs in on time and on budget no matter how large or small the undertaking. A satisfied customer told us "one of the best decisions we made on coming to London was to engage Kensington Design to help us refurbish our house ... we did all the nice stuff with them and they did all the hard stuff on their own. I would recommend them to anybody contemplating a major refurbishment in London".

Visit the showroom and shop which is an ever-changing treasure-trove of furniture, decorative accessories, fabrics and trimmings for your home quite simply an eclectic mix of gifts for all occasions.

Kensington Design, 12 Stratford Road, London W8 020 7938 2000



### Westbourne Grove, W2 £595 per week

This superb flat refurbished in a contemporary style to the highest specification with wooden flooring throughout, is situated on fashionable Westbourne Grove which is full of great shops and restaurants and only a short walk to Portobello Market. Two bedrooms, two bathrooms and a reception room with open-plan kitchen and breakfast bar. Furnished.

**020 7221 2277** [aileen@mountgrangeheritage.co.uk](mailto:aileen@mountgrangeheritage.co.uk)



### Woodsford Square, W14 £1,950 per week

A magnificent family house with a garden, garage, guest parking and direct access to communal gardens in this prestigious private development only minutes from Holland Park, with its local shops, Central Line tube station and, of course, the Park itself. The superb living space offers five bedrooms, two reception rooms, two bathrooms and kitchen. Unfurnished.

**020 7221 2277** [amanda@mountgrangeheritage.co.uk](mailto:amanda@mountgrangeheritage.co.uk)



# Spot the wall competition

In 1995 this mural was painted on a wall in the Royal Borough by the internationally acclaimed Chinese artist Mao Wen Biao. Some might think that an 1870s garden party was strange subject matter for an artist born in Shanghai but this is just one of his highly commended works but where is it? The first person to email us with the correct answer will win a hamper from St Helen's Foodstore. Please email your answer to – [win@mountgrangeheritage.co.uk](mailto:win@mountgrangeheritage.co.uk)

## Where do we start with Sarah Rowden?



Having established the food heaven that is St Helen's Foodstore in a 'buzzy' corner of W10 she has just published her second book 'Custard & Crayons'. This beautifully illustrated and photographed month-by-month guide to getting through the year with your children is packed with recipes, craft ideas and seasonal activities and will make a perfect gift for you or your child. Don't forget

that not only can you pop into the Café at St Helen's Foodstore for a yummy treat any time of day but the Café can come to you too – St Helen's will deliver everything from sandwiches to set lunches to your door. They also cater – nothing is too large or too small. 'Custard & Crayons' available from Wigwam Press at £12.99



St Helen's Foodstore, 55 St Helens Gardens, London W10 6LN 020 8960 2225

## Fabulous Mews Property!



**Holland Park Mews, W11** £1,495,000 Freehold



A truly remarkable and utterly indulgent Grade II listed mews house in one of West London's premier locations. Designed and finished to an impeccable standard, the property features a Creston controlled integrated audio visual system, Lutron lighting system, solid oak floors, bespoke copper kitchen cabinets and a beautifully designed feature glass staircase. Reception room, kitchen/dining room, a large bedroom, separate dressing area, shower room, bathroom and internal garage. ★

020 7221 2277 [michael@mountgrangeheritage.co.uk](mailto:michael@mountgrangeheritage.co.uk)



## A new season of concerts

The first two concerts of the 2008–2009 season have been a great success with Daniel de Borah and Alexandria Dariescu playing on the magnificent Steinway piano at Leighton House. However because of the closure of this remarkable setting for refurbishment, Kensington and Chelsea Music Society has had to search out new horizons and move to two new venues.

The next three recitals will be at the beautiful St George's Church in Aubrey Walk on the other side of Holland Park. The London Concertante (*shown above*) perform an evening of English chamber music on 27 November, followed by The Four Temperaments with soprano Nina Lederman and then the Thomas Gould Trio in January and February of the new year.

The last three concerts take place at St Andrew's Church in Park Walk, Chelsea and include Morgan Szymanski playing guitar with Ruth Rogers on violin, Camarilla Wind Ensemble and the Doric String Quartet (*below*) with Bartholomew LaFollette.

Mountgrange Heritage are proud sponsors of KCMS which does such an excellent job of showcasing talented musicians. You can pick up a Programme with full details of all the concerts and the venues from either of our offices, or for more information on KCMS go to [www.kcmusic.org.uk](http://www.kcmusic.org.uk)



Design by Edwin Belchamber  
Other photography by Niche Marketing

Portrait photography by Johnny Boylan  
Printed by Portobello Press

## MOUNTGRANGEHERITAGE

Estate Agents Sales, Lettings & Management

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

**Notting Hill Office**  
153 Notting Hill Gate,  
London W11 3LF  
020 7221 2277

[mountgrangeheritage.co.uk](http://mountgrangeheritage.co.uk)

