

# Village Matters

Autumn-Winter 2009



Liz Thomson Head of Lettings

2009 has been a busy year so far. Our biggest news is that we have undergone a management buy-out, meaning we are now in charge of ourselves. Not a bad place to be as we come out one of the most unsettled property markets in a very long time. Things are looking good in the Village and there continues to be huge demand for properties both to buy and to rent. We had great fun at the Portobello Film Festival just recently and received an unprecedented response to our Kids' Art Competition –

more on that overleaf. The KCMS is about to start their new season and we have some tickets to give away inside. This newsletter also introduces you to a few more members of the village. Enjoy!



Michael Wilson Head of Sales

## Pret A Vivre

Founded by Jo Cassabois over 10 years ago the Prêt a Vivre website offers advice, style tips and an excellent made-to-measure curtain and blind service. They offer excellent customer care, attention to detail, a very personal service and will help you find expert fitters in your area. In June 2008, in addition to their already popular website, Prêt a Vivre opened their first showroom in Notting Hill.



Jo has just launched a 2nd showroom on the famous Wandsworth Bridge Road. Jo wanted customers to see the fabrics and designs first hand; you will see at least one example of every fabric in the showroom and find 100s of fabrics here (80% of which are exclusive to Prêt A Vivre). Their professional team will have no trouble coming up with stylish and inspirational ideas for any room. During the recession many people are *(continued on back page)* ►



## Service with a smile

Ravi, his brother Paul and brother-in-law Deepak began trading in Stratford Road in 1984. 'The Garden Basket' grocery, their first venture together, has been at the heart of the community ever since. The family-run business sells delicious local produce and seasonal goods with the aim of beating supermarkets on both price and quality. They stock fresh fruit and vegetables sourced locally and a selection of other goodies.

Ravi is quick to point out that there aren't many independent greengrocers left in London and he prides himself on his personal service. 'It's what makes my business different' he says. He recently introduced a free local delivery service and will also take special orders from clients, making this grocer a real 'one off'. Ravi buys everything himself and with his own family to feed, he understands family shopping. 'If the recipe says one mushroom and two onions, why not pick up one mushroom and two onions?!' He is right. In the present climate it seems that there is yet another reason to shop locally for exactly what you need. Free delivery and service with a smile gives everyone a chance to get a piece of the community pie!

## What are values doing in the village?

I think we have all been surprised by the busy market this summer. We thought we were in for another few months of sluggish activity and nervousness amongst buyers but this has certainly not been the case. An acute shortage of available properties has anchored the market and prices have recovered significantly. In several cases we have experienced competitive bidding which has helped us to achieve impressive prices for our clients. *(continued on page 2)* ►

AUTHOR,  
JOURNALIST,  
FILMMAKER...  
– SEE PAGE 2





### **Pembroke Square, W8** £950,000 Leasehold

Rare opportunity to acquire a prime two bedroom, two bathroom maisonette with leafy views situated on Pembroke Square in Kensington. Ground floor entrance, well proportioned accommodation on the first and second floors, large reception room overlooking the garden square, separate kitchen/breakfast room, south-facing terrace, access to communal gardens and tennis court.

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### **Stratford Road, W8** £1,995,000 Freehold

Delightful and traditional London home located in a quiet road in Kensington. Entrance hall, dining room, kitchen with French doors to south-facing patio, first floor double reception room, further reception room/study, bathroom, two wet rooms, guest cloakroom and four bedrooms. The location has a village feeling with local amenities and is a short walk from High Street Kensington.

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### **Holland Park, W11** £2,250,000 Share of Freehold

A rarely available top floor 'penthouse' which occupies the entire third floor (entrance at second) of a Grade II listed Italianate villa. The apartment offers an impressive double reception room with vaulted ceiling leading out to a south-facing terrace, two double bedrooms, two en suite bathrooms (one with glass domed roof), dressing room, study, cloakroom and well-planned kitchen.

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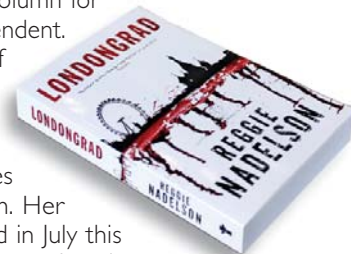
► (continued from front cover) We are still encountering strong interest from overseas buyers who continue to take advantage of the weak pound and who see central London as a safe place to invest. Combined with a bottleneck of local buyers these factors have created heightened demand. With new buyers registering each day the frenetic activity will doubtless continue for the foreseeable future. Does this mean the end of the recession is in sight? It is too soon to say; but as we head into a buoyant autumn market there is no doubt that property priced correctly will continue to attract high levels of interest. If you are considering selling now is a great time to talk to us. ●



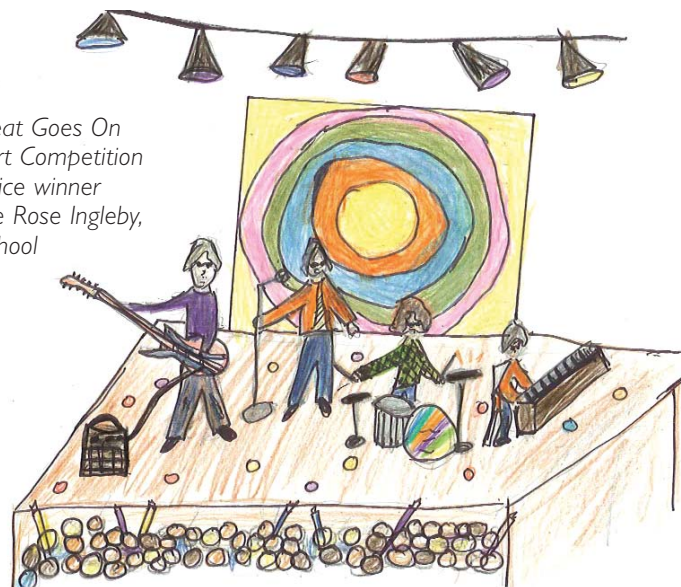
## **Reggie Nadelson**

Our business is as much about people as it is about bricks and mortar and it is the human element that makes it fun. Author, prolific journalist and filmmaker, Reggie Nadelson has been a client of our lettings department for many years and is one of the great characters we are honoured to look after. Reggie was born and raised in Greenwich Village, New York. She always wanted to write and ironically ended up in London writing her first column for The Guardian and then for The Independent.

In 1995 she invented the character of Artie Cohen, a New York City Police Detective, in Red Money Blues and has gone on to publish a further seven novels in a thriller series that has won her great critical acclaim. Her latest book *Londongrad* was published in July this year and follows Artie from Manhattan to London, Moscow and back in a riveting, fast moving and heart stopping tale; – I couldn't put it down! To find out more about Artie and Reggie visit [www.artiecohenmysteries.com](http://www.artiecohenmysteries.com) – [www.reggienadelson.com](http://www.reggienadelson.com)



*The Beat Goes On*  
Kids' Art Competition  
first price winner  
Phoebe Rose Ingleby,  
Fox School





# The Beat Goes On...



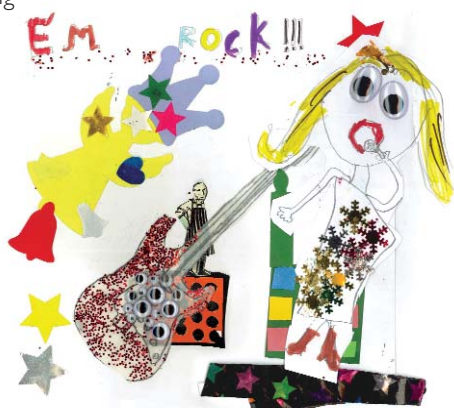
Giulio Mercadante, Wetherby School

Art on display included metal sculptures courtesy of the Mutoid Waste Company and paintings from Sickboy, Dotmasters and Inkie that were specially commissioned for the festival.

For the third year running we sponsored the Festival and ran another Kids' Art Competition. We were delighted to receive an unprecedented number of entries. First prize is awarded to Rose Ingleby from Fox School.

The bar was raised so high that we actually chose two runners up Giulio Mercadante from Wetherby School and Martha Duff & Eleanor

★ Pogrand from Norland Place School.



Martha Duff & Eleanor Pogrand, Norland Place School

...was the theme of this year's Portobello Film Festival. During its three week run, the festival screened more than 700 new, low and no budget short films, with non-stop screenings at Westbourne Studios. This year's art events at the festival included an impressive selection of urban art such as a film from New York laser artists Graffiti Research Laboratories.



## Stanley Gardens, W11 £995 per week

One of the unique features of Notting Hill is its many communal gardens. This magnificent flat faces west onto one of these beautiful communal gardens and has direct access to it from the flat. Redesigned and furnished to the highest standards by the owners, this is the perfect home with two bedrooms, a grand reception room, bathroom and kitchen. Furnished.

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## Bolton Gardens, SW5 £1,050 per week

A beautiful flat situated only a short walk from Gloucester Road tube station and South Kensington. The flat has been redesigned and furnished in a contemporary style to the highest specification and the accommodation includes two bedrooms, reception room, two bathrooms and an open-plan kitchen opening onto a west-facing terrace. Furnished.

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## Westbourne Park Road, W2 £695 per week

This simply stunning flat offers wonderful entertaining space and the most beautiful garden. The elegant accommodation benefits from two large double bedrooms with excellent storage, a grand reception room with French doors onto the garden, two bathrooms and a well-fitted eat-in kitchen. Unfurnished.

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## Our big news

It is a little over ten years since the name Mountgrange Heritage first appeared over our door in Notting Hill Gate and we are delighted to announce one of our biggest changes yet. In a classic management buy-out, our 'dream team' of Liz Thomson, Michael Wilson and Thalia Bryan acquired the business. We are joined by a new partner, Roger Hamilton-Brown, who brings a wealth of experience from his background in commercial property. With our second office in Stratford Village, Kensington now in its fourth year we feel perfectly placed to drive the business forward and to be the best independent estate agent in the Borough, offering a more personal and flexible approach than the high street chains. So, no big surprises in store for our regular clients!





# Spot the wall competition

In 2003 Nadim Karam a world renowned architect, painter, sculptor and urban artist brightened up our lives with his colourful work on a wall in our village. A lot of you will pass it on your way to the bank, the park, the post office – but where is it? The first person to email us with the correct answer will win a pair of tickets to a KCMS concert of their choice and a basket of goodies from Piccolo Deli on Stratford Road – email your response to [win@mountgrangeheritage.co.uk](mailto:win@mountgrangeheritage.co.uk)

## A new season of music

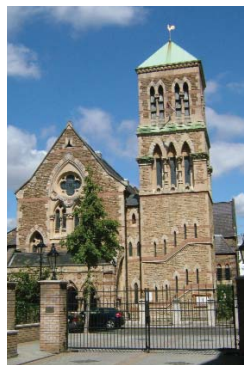
This is the fourth year that we have sponsored the Kensington & Chelsea Music Society (KCMS) and we are pleased to be part of this wonderful new season of music. Originally the concerts were held at Leighton House and it is hoped that they can return there next year when the refurbishment work is finished. But this year the first two



St Mary The Boltons

piano concerts will be at St Mary the Boltons, making use of their fine Bechstein grand. The four remaining concerts will return to St Georges, Aubrey Walk.

The first concert on 28 October 2009 features the Rautio Piano Trio who we heard in 2006; we are delighted to have them back. The second concert in November brings together Giovanni Guzzo and Luis Parés, two stunning young musicians from Venezuela. Haydn thought his "Seven Last Words" one of his greatest works, and in February with the Navarra String Quartet it will be an intense experience. It is presented



St Georges Church

here with paintings by Jamie Baird; a unique concert which we hope will attract and move you – not to be missed!

In March the fine London Conchord ensemble (*shown below*) play a programme of Beethoven and Schubert. The Ng brothers are two musicians of riveting presence and their programme of Bach solo suites and some rarely performed duos will give you a great evening in April. Finally May and the Mendelssohn Octet presented by a combination of two great quartets – the Heath Quartet and the Doric String Quartet.

You can pick up a Programme with full details from either of our offices or download the Programme from our website (*details below*). More information on KCMS at [www.kcmusic.org.uk](http://www.kcmusic.org.uk)



## Palace of a Property



### Pembridge Villas, W11 – Available Now

An adorable little house with one bedroom at the foot of the garden of a villa in the heart of Notting Hill benefiting from well-planned living space and oodles of charm. Lovingly called the Pixie Palace it really is the most perfect haven for a young professional wanting something self-contained and totally unique.

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► (continued from front page) aiming to create an updated look in their home in order to increase its appeal. This can be achieved through updating window dressings – the Prêt a Vivre expert team are on hand to suggest colour schemes, ideal fabrics and styles for any room. And to top this off their Wandsworth Bridge showroom offers a discount basement showcasing ex-display curtains for half price on around 100 pairs of curtains. Here, Prêt a Vivre has a fantastic selection of off cuts/end of rolls of fabrics available from £1 per metre. [www.pretavivre.com](http://www.pretavivre.com)



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