

Village Matters



Autumn-Winter 2014

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Liz Thomson Head of Lettings

2014 has been quite a year so far. The incredible upwards momentum in the housing market that started last year has continued apace and even though things have slowed in recent months, the market in our area remains buoyant and we're experiencing a busy autumn, both in the sales and lettings markets. We've had a fantastic time recently supporting local events; in the summer the Oxford Gardens Primary School Fête and more recently the Portobello Film Festival. The new season of KCMS concerts is about to kick off at Leighton House. Read on and enjoy.



Michael Wilson Head of Sales

Chegworth Farm Shop

Notting Hill may be at the heart of our metropolis but that doesn't stop it having its own farm shop. Chegworth Farm Shop first



opened its doors on Kensington Church Street in 2007 with daily deliveries from Chegworth Valley family farm in Harrietsham, Kent.

Bought by the Deme family in 1983 on what used to be part of the Leeds Castle Estate, the farm was established to grow apples, pears and later soft fruit. To begin with this

was supplied to major supermarkets and wholesalers, whose focus was on perfectly sized fruit, rather than the taste and quality. It soon became clear that this was not the way the family wanted to work and so the change to supplying direct to the customer began!

Today the farm covers nearly 100 acres growing over 70 types of produce. Chegworth Valley also produces an award-winning range of organic juices pressed from fruit grown on the farm.

As well as their own produce, the shop stocks a wide range of speciality products making it a one-stop shop for all your foodie needs. As with any seasonal growers, new products are added every month and October brings a bountiful harvest of English apples and pears, a Chegworth speciality.

Chegworth Farm Shop,
221 Kensington Church St, W8
020 7229 3016

chegworthvalley.com



Inspired By Nature



Philippa Holland is a jewellery designer much loved by celebrities and fashionistas alike. Spotted by the likes of Lily Allen (at this year's BAFTAs), Sienna Miller and Elle Macpherson, her designs are beautiful, unique and often edgy. Philippa is a real British success story; in

November 2008 she was credited by the Financial Times for being one of the leading young British Jewellery Designers. All of her jewellery is handmade in England in various workshops around the country and her collections are sold through the wonderful Dover Street Market – both in the UK and also in Tokyo.

"Most of my collections are inspired from the natural world," says Philippa. "I love nature and religiously collect biological and entomological specimens such as leaves and insects on my travels, using a technique I call 'cast from life' to re-create them as faithfully as possible into a piece of jewellery. The technique involves creating casts of the specimen which are electroformed to create the piece. The pieces are then customised with black diamonds, pavé, enamel or gold plate to highlight certain features.

My most recent collection features beetles, many of which feature brightly coloured enamel to bring them to life."

With autumn now in full swing, our favourite pieces are her oak leaf and sycamore pod necklaces and rings.

07775 892 315

philippaholland.co.uk



What are values doing in the village?

After a period of unprecedented price acceleration in the 18 months up to June many felt the market was ready for a pause and that pause arrived on the back of Mark Carney's canny pronouncements intended to take the steam out of the market. Canny because he achieved his desired effect with the threat of fiscal measures rather than the real thing. The threat of imminent interest rate rises gave buyers the excuse they were looking for to cool the market. We believe it's highly unlikely interest rates will go up before the election next May and, if they do, it won't be by significant amounts. The current rate of 0.5% is an historic low and even an increase of 1-2% would see rates low compared to those of the past. We are confident that the point where interest rates really begin to hurt is a long way off. (continued on page 2) ▶

FITNESS
FIRST NOT
LAST – SEE
PAGE 3



Palace Court, W2 £6,500,000 Share of Freehold
On the open market for the first time in over fifty years an extraordinary lateral flat offering 3,250 sq ft of accommodation on one floor: EPC=F. Entrance hall, three reception rooms, five bedrooms and three bathrooms. **Sole Agents**
020 7402 0070 sam@mountgrangeheritage.co.uk



Lexham Mews, W8 £4,750,000 Freehold
This striking and unique mews house offers a perfect combination of entertaining space and sleeping accommodation over four floors. EPC=C. Entrance hall, two reception rooms, four bedrooms, four bathrooms, terrace and garage. **Joint Sole Agents**
020 7937 9976 chloe@mountgrangeheritage.co.uk



Cromwell Cres, SW5 £2,000,000 Share of Freehold
A tastefully decorated second floor mansion flat which offers very generous living space coupled with well-proportioned bedrooms and bathrooms. EPC=D. Entrance hall, double reception room, two bedrooms, two bathrooms and balcony. **Sole Agents**
020 7937 9976 chloe@mountgrangeheritage.co.uk



St Quintin Ave, W10 £1,700,000 Share of Freehold
A truly remarkable loft-style apartment with many appealing features including a double-height reception room, mezzanine study area and a unique turreted bedroom. EPC=C. Entrance hall, reception room, three bedrooms and bathroom. **Sole Agents**
020 8960 0181 michael@mountgrangeheritage.co.uk

► (continued from front cover) Growth in the property market in London may have stalled in June and July but since then we have seen buyers return and autumn is proving to be an ideal time for both buyers and sellers with prices still strong but levelling off. For buyers it's a far more reasonable climate with less competition and feverish outbidding. Autumn is traditionally a good time for the property market as those who have held off over the summer but want to be moved by Christmas emerge as serious players – and this year is no exception which is good news for our clients. ●

Little gem for Equestrians

Riders and Squires is one of a rare breed these days; specialists in their own field and much loved by their loyal clientele. This tiny shop tucked away on Thackeray Street in Kensington stocks all things equestrian, from hoof picks to full riding attire.

The shop has been open for more than 30 years and is presently managed by Clare King who has been at the reins for the last decade, dispensing advice to people of all ages for the latest equestrian season, whether it be polo, hunting or eventing.

Although it's a small shop, Riders and Squires has a global reputation, shipping products to customers all over the world. "This is the kind of shop where anyone is welcome to pop in for a chat," says Clare. "That's why people love us and tell others about us. It's great watching kids grow up and develop their love of horses. We're just proud to help them on their journey."

If you're looking for a gift for someone horsey, this is the place.

Riders and Squires, 8 Thackeray Street, W8 020 7937 4377

ridersandsquires.co.uk



Bringing Photography to the People



North Kensington local and photographer Cara Connell is founder of a rather wonderful website called Lumitrix whose mission it is to bridge the gap between talented photographers and those who are seeking beautiful images to adorn their homes. Those of you with wall space to fill should read on...!

"Freelance photographers often have to spend money that they can ill afford on building up a portfolio to get recognised by agencies who will then sell their work to the public," explains Cara. "On the flipside, many of my friends have recently moved from small flats to family houses with vast empty walls to fill with pictures. The idea of trudging around IKEA for art is totally uninspiring to them. So I created Lumitrix to connect the two."

Lumitrix launched in the UK in March 2013 featuring an array of stunning images for sale from handpicked photographers all over the globe. Since then, Cara has also launched in Dubai and updated the website to include a fine art collection as well as more affordable prints. Cara and her team are constantly on the lookout for new talent and have help across the world looking for local talent in places such as India and South Africa.

If you're looking for inspiring images to add an extra dimension to your home then look no further:

01586 554 077 lumitrix.com





Meat with true Provenance

Provenance Butcher, although only just over a year old, has fast become one of our favourite shops; their organic, free-range meat is absolutely delicious.

Provenance is the brainchild of Kiwi husband and wife Guy and Erin who wanted Notting Hill locals to

enjoy the same home bred, grass-fed meat that they grew up eating on their farms in New Zealand. The result is Provenance and, as they say, it does what it says on the tin.

But that's not all Provenance is about. It's also about community – becoming friends with their customers. Erin explains, "We have a wonderful team working for us from Tom, my brother-in-law to recent recruit Rachel who was previously Head Chef at Books for Cooks." The team are currently gearing up for Movember and will all be taking part as well as creating a wall of polaroids of customers' moustaches. On the first and last weekends of November there will be BBQs outside with free samples on offer to passers-by. We can't think of a better reason to go and check it out. You may be there a while!

Provenance Village Butcher, 33 Kensington Park Road, W11 020 7229 8814

provenancebutcher.com



Fitness first...not last

Autumn is an incredibly busy time for most of us and often the first thing that suffers is our health and fitness regime. Local Personal Trainer and Yoga Teacher Francesca Blechner knows only too well the impact a busy life can have on our health and works with her clients in a holistic way to revolutionise their health and lifestyle habits by implementing small actions that fit in with clients' packed schedules.

With 14 years' experience working in the industry, Francesca has a wealth of knowledge on all aspects to do with health and fitness. She believes our health is our wealth and her philosophy is 'simplicity'. All her clients complete a holistic profile assessment where their sleep patterns, stress levels, nutrition, digestion and detoxification systems are assessed. Training and nutrition guidance is then tailored to create their own personal plan.

As a Yoga Teacher Francesca works with clients to deliver private group and individual yoga sessions particularly with those who wish to improve their training in other disciplines such as cross fitters, martial artists, runners, cyclists and tough mudders. She also specialises in yoga for men to help correct typical muscular imbalances and increase flexibility whilst building strength.

If you're looking to face the festive season with gusto, why not get Francesca on side?

07888 654 617

fb-personaltraining.co.uk



Pembridge Villas, W11 £960 per week Fees apply

This simply stunning first floor apartment is situated in an elegant period building which is located in the heart of Notting Hill. EPC=D. Reception room, kitchen, two bedrooms, two bathrooms and balcony. Furnished.

Sole Agents

020 7221 2277 henrietta@mountgrangeheritage.co.uk



Bathurst Mews, W2 £725 per week Fees apply

Fabulous mews property providing wonderful contemporary open-plan living space just moments from Lancaster Gate and Paddington stations. EPC=D. Two reception rooms, kitchen, two bedrooms and two bathrooms. Unfurnished. **Sole Agents**

020 7402 0070 jared@mountgrangeheritage.co.uk



Caro Point, SW1 £565 per week Fees apply

Immaculate apartment in this new and exclusive waterside development within walking distance to Victoria station and Sloane Square. EPC=B. Reception room, kitchen, bedroom, bathroom and balcony. Furnished.

Sole Agents

020 7937 9976 amanda@mountgrangeheritage.co.uk



Highlever Road, W10 £1,350 per week Fees apply

Lovely family home over three floors with generous Edwardian proportions and many original features retaining its period charm but adapted to suit modern family life. EPC=E. Double reception room, kitchen, four bedrooms, two bathrooms and garden. Unfurnished. **Sole Agents**

020 8960 0181 susie@mountgrangeheritage.co.uk

The Print Room moves

We've loved the Print Room ever since it opened its doors on Hereford Road so we were very excited to learn of their move to stunning former-Victorian playhouse The Coronet.

Artistic Director Anda Winters explains, "We are thrilled to have moved to such a glorious new home in Notting Hill. It's a truly grand space where we can keep delivering our eclectic programme of drama, dance, music, poetry, exhibitions and other performing arts, with the addition of world-class cinema. The possibilities for The Coronet are extraordinary and we will bring to it the same nurturing spirit we developed in our first incarnation on Hereford Road."

The venue, currently undergoing restoration alongside the Print Room's autumn programme of events, will eventually include three flexible theatre spaces – the largest of which will remain fully operational as a cinema as well as rehearsal and workshop spaces, administration offices and a restaurant and bar.

103 Notting Hill Gate, W11 020 3642 6606

www.the-print-room.org



Connaught Village opening

Great news for hat lovers and equestrians! Hat makers to the Royal Family, Patey Hats have opened their first dedicated shop in Connaught Village to showcase the best in their range of classic and contemporary designs. Patey is a quintessentially British company who use manufacturing techniques that have remained unchanged for 200 years to hand make all types of hat from riding hats to bowlers in their factory in Forest Hill, London.

In 2014 the Patey is still regarded as an essential component of the hunt uniform and is featured in style guides around the world. Worn with pride in the hunting field and the show ring, the iconic cap epitomises traditional British style and elegance.



In addition to hats the shop also sells saddles from Swain Adeney Brigg and a range of other luxury leather goods. We welcome this new addition to Connaught Village and will be popping down there for Christmas gifts!

Patey Hats, 35 Connaught Street, W2 020 7262 1669

pateyhats.com

Commonwealth Medallist!

Since we featured Tin Tin Ho, Bayswater's own table tennis prodigy in our last edition, she has played in some rather important tournaments; not least this summer's Commonwealth Games. At the tender age of 15 – Team England's youngest member – she won a silver medal alongside her mixed doubles partner Liam Pitchford. After eliminating the number one seeds from Singapore in the semi-final, they faced patriots Paul and Joanna Drinkhall in the final. It was a close-fought match with the pair narrowly missing out on gold in the final game.

Since then, Tin Tin has played in the prestigious UK School Games in Manchester where she triumphed with the girls' singles title.

We continue to watch Tin Tin's career with huge interest as she competes in more senior competitions. It's easy to forget with all these achievements that Tin Tin is still just a schoolgirl who faces another big test next summer – her GCSEs!



Designer **Edwin Belchamber** Editor **Charlotte Snook**

Feature photography **Christina Smith** Printed in London by **Splash Printing Ltd**



Season of Concerts Kicks Off

The Kensington and Chelsea Music Society 2014/2015 season of monthly concerts has just kicked off with some real treats in store for classical music fans in the inspirational setting of Leighton House.

In November The Linos Piano Trio, described as one of the most outstanding ensembles of their generation, will perform a selection of exquisite works by Bach, Schumann and Beethoven, accompanied by Konrad Elias-Trostmann on violin, Vladimir Waltham on the cello and Prach Boondiskulchok on the piano.

For the first concert of 2015 on 14 January, KCMS welcome back pianist Jayson Gillham, who since playing for them first in 2011 has added many awards to his impressive collection, not least the first prize in the Montreal International Music Competition in June this year.

We are proud to sponsor these wonderful concerts for an ninth year running, so pop into any of our offices to pick up a programme with full details. We look forward to seeing you there!

Tickets available at kcmusic.org.uk



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