

Village Matters



New Year 2010



Liz Thomson Head of Lettings

Welcome to the New Year and a new decade. Our fingers are freezing as we write this latest edition of Village Matters but we hope you're sharing our feeling of optimism for a warmer property market throughout 2010 and beyond; there are many positive signs that the economy is improving, not least the continued strong demand in the local housing market. This year promises to be a big year for us as it's our first full year as new owners of the company – we're really looking forward to further building our reputation in the local community. Our first edition of Village Matters for 2010 features more local businesses that we're proud to champion and as well as a brand new competition to get the kids creative. We hope you enjoy!



Michael Wilson Head of Sales

Celebrating 40 years of volunteering...



When the Volunteer Centre Kensington and Chelsea was launched in 1969 it was one of the first of its kind in London. At that time, the people of Notting Hill were responding to years of substandard housing, poverty and race riots with community action. The Notting Hill Housing Trust and carnival were born in response to these issues – as was a volunteer bureau set up by local philanthropist Lady Anstice Goodman.

Over the years, the Centre has set up many successful volunteer projects to help local communities, including the Family Support Service and New Opportunities in Voluntary Action which are still going strong today. Now called the Volunteer Centre Kensington and Chelsea and based in Canalside House, Ladbroke Grove, the main aim of the organisation is to match volunteers with people in need. In the past year alone, over 3,500 people have used their services to find out how to volunteer locally.

The centre really is the hub of volunteering in the borough and is open to anyone interested in getting more involved in the local community.

Want to know more?
Call 020 8960 3722
or you can visit

www.voluntarywork.org.uk



Vegetarian Delights

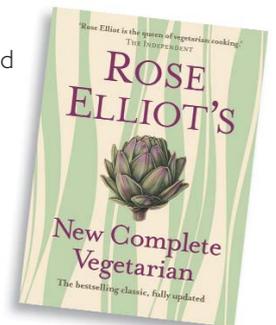
We're proud to have several distinguished authors as clients, none more so than Rose Elliot MBE. Rose has carved out a reputation as Britain's foremost vegetarian cookery writer, renowned for her easy-to-follow recipes and creative approach to vegetarian food. She has written over 60 books with sales of



over three million worldwide and pioneered the hugely successful Guardian Weekend vegetarian column, inspiring burgeoning numbers of vegetarians in the UK.

One of Rose's bestselling titles, 'The Complete Vegetarian Cookbook' has recently been updated and is about to be re-launched with over 1,000 delicious and beautifully illustrated recipes. Combining timeless classics with modern recipes, the 'New Complete Vegetarian' is

an essential cookbook for every kitchen – whether vegetarian or not. The book includes hundreds of great pasta, pulse and rice dishes, tempting desserts, pizza and bread making and tried-and-tested cakes and biscuits. From warming French onion soup to our favourite, boozy banoffee pie, there is sure to be something to please most readers, whether long-time vegetarians looking for inspiration or non-vegies who enjoy cooking great food.



Rose Elliot's 'New Complete Vegetarian', available March 2010, £25
For more information on Rose, visit www.roseelliot.com

What are values doing in the village?

What a difference a year makes. Its only 12 months since we reported that prices appeared to have 'bottomed out' and our prediction is looking pretty accurate. No-one could not have predicted though the speed at which the market has recovered. There is a school of thought which suggests that trends and patterns now occur much swifter due to the relentless stream of information fed to us through the media and the internet. We have (continued on page 2) ►

BLATEROON,
CRAMBAZZLED &
A DEATH PLEDGE
– SEE PAGE 3



Uxbridge Street, W8 £1,350,000 Freehold

A charming freehold townhouse located in the highly sought after 'Hillgate Village' which retains period features and offers an excellent balance of accommodation. Spacious reception room, dining room, excellent kitchen with atrium glass roof, master double bedroom with en suite bathroom and a second double bedroom with en suite shower room.

020 7221 2277 michael@mountgrangeheritage.co.uk



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

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

020 7221 2277 alex@mountgrangeheritage.co.uk



St Anns Villas, W11 £1,150,000 Share of Freehold

An exciting opportunity to acquire a unique two storey 'Garden House' discretely annexed to the rear of a handsome Grade II listed period property close to Royal Crescent and St James Gardens in Holland Park. The house, much of which is detached, has been refurbished to an exacting standard, has its own private entrance and a wonderful west-facing garden.

020 7221 2277 michael@mountgrangeheritage.co.uk

► (continued from front cover) no doubt that the severity of the 'credit crunch' was amplified by this means; perhaps this has also been a catalyst in the recovery? Prime London residential property prices are pretty much back to the peak levels of 2007, which is nothing short of remarkable – and there seems little sign of relent as the imbalance between demand and supply continues to be a driving force. So, for those of you who have sat tight for 12 months waiting for the market to recover, we commend you, but now could be time to make your move. ●



Heaven Scent

Kelly Hoppen is a welcome new addition to the uber-cool Westbourne Grove area, having set up her new showroom and design studio in Chepstow Road in spring 2009. Best known as the interior designer whose calm, elegant aesthetic has permeated design consciousness, she was recognised with an MBE in 2009 for services to design since the tender age of 16.

Kelly's latest project has seen her team up with renowned fragrance expert Roja Dove, known as the world's only 'Professeur de Parfums' to create an opulent new scented candle, *Scent 0*. Designed and manufactured in the UK, these candles were chosen by No. 10 Downing Street as gifts for the G8 summit!

Kelly's *Scent 0* candles and a whole range of her other products are now available to add a dash of style to any home from her showroom which can be found in St Stephens Yard, 102a Chepstow Road W2.

For more information visit www.kellyhoppenretail.com

Oh dear what can the matter be?

When we first launched Village Matters in 2008, we reported on the declining provision of public toilets in the borough, in particular around the hugely popular Portobello Road. Although Portobello is in the top ten visitor attractions in London, it currently has no dedicated free toilet. This is no laughing matter for the thousands of visitors and stall holders who need to spend a penny or change their children's nappies.

The Friends of Portobello is an organisation that campaigns to protect and promote the much loved street market and they are fighting to get the once free public toilet in Talbot Road re-opened as a public convenience. The council is currently considering a planning application for an underground coffee/bar and art space where the loos once stood. So far, there are over 40 objections to this scheme. To add your voice or to find out more about the Friends of Portobello campaign, please visit www.friendsofportobello.com

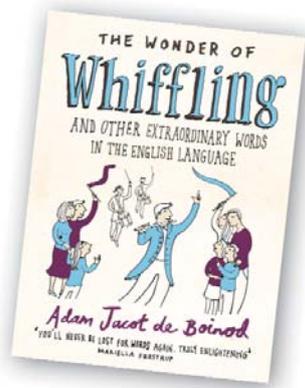


The Wonder of Whiffing

Notting Hill boasts its fair share of published authors but few come as quirky as Adam Jacot de Boinod, a self-confessed hunter of obscure words. He has just published his third book, delightfully entitled 'The Wonder of Whiffing' which takes a journey through the English language to discover the most extraordinary words, from Anglo-Saxon right up to contemporary jargon.

Adam's fascination for words and their meanings was triggered when he was working as a researcher for the BBC and resulted in two books which focused on the quiriness of foreign words and their origins. Now focussing on the English language, the 'Wonder of Whiffing' reveals words we have lost or never knew existed and which can be used to enrich any vocabulary today: for example a **blateroon** – a person who will not stop talking or **crambazzled** which means to be aged prematurely through drink. Our particular favourite has to be the original meaning of **mortgage**: a death pledge! If you never want to be lost for words again, we heartily recommend you buy a copy of 'The Wonder of Whiffing'.

Available now from all good bookshops, published by Particular Books, £12.99 www.thewonderofwhiffing.com



Sleep easy with Charlie

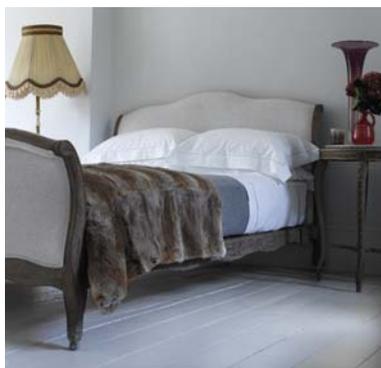


Local entrepreneur Charlie Marshall once wasted a whole Saturday trawling the shops in search of the perfect bed. Realising how much easier the process should be, he sprang into action and in January 2009 his company thesleeproom.com was launched. Aiming to take the hassle and expense out of buying a decent bed, the company offers a range of beautiful, well-made beds and one incredibly comfortable mattress. Having tested hundreds all over the world to identify the ideal one, thesleeproom.com mattress is made in England from the finest materials available.

Charlie manages to keep prices lower than the high street by not running expensive showrooms or sending out glossy brochures.

Delivery of your bed is free in Greater London and the team will assemble the bed and remove packaging. They can even remove old beds for a small fee. Beds can be ordered online, over the phone or the company has a showroom and office in Notting Hill with a selection of beds for customers to test.

To find your perfect bed, visit www.thesleeproom.com



Stratford Road, W8 £775 per week

A spacious apartment on the second and third floors of this charming conversion located between High Street Kensington and Gloucester Road underground stations. With floods of natural light and far-reaching views, the flat offers two double bedrooms, reception room, two bathrooms, large kitchen and separate study. Furnished or Unfurnished.

020 7937 9976 amanda@mountgrangeheritage.co.uk



Pont Street, SW1 £800 per week

This beautiful flat with stunning furniture is situated in a desirable location only minutes from the designer shops and boutiques, as well as the transport facilities, of Knightsbridge and Sloane Square. The accommodation includes two bedrooms, reception room, two bathrooms and an eat-in kitchen opening onto a fabulous wrap-around terrace. Furnished.

020 7937 9976 philip@mountgrangeheritage.co.uk



Lexham Gardens, W8 £925 per week

Charming apartment with high ceilings situated on the ground floor of this popular building located just a short walk from High Street Kensington. Two double bedrooms with fitted wardrobes, two bathrooms, kitchen, a mezzanine level offering extensive storage and a huge reception room opening out onto the private and south-facing garden. Furnished.

020 7937 9976 amanda@mountgrangeheritage.co.uk



New Year competition... draw your home

The success of the kids' art competition that we have run with the Portobello Film Festival for the last couple of years has inspired us to create a new competition for 2010. But this winter the subject matter is a little closer to our hearts; we would like the kids to get their pens out and draw us a picture of their home. This could be the house, the garden or any part of either one. The best entries will be displayed in our office window for all to see and the winner's family will receive a £60 WHSmith voucher.

The age limit is 12 years old. Entries should be on A4 paper and include name and age of the artist and your contact details. You can post entries, drop them off at our offices or email them to win@mountgrangeheritage.co.uk

Closing date for entries is 1st March with the winner announced by 10 March. Good luck!



KCMS winter concert programme



Our sponsorship of the Kensington and Chelsea Music Society continues into 2010 with a fascinating line-up of concerts for the New Year. With Leighton House, their usual venue unfortunately still closed for refurbishment, the concerts are being held at the magnificent St George's Church, Aubrey Walk in Notting Hill for the remainder of the season.

On Thursday 18 February a very special concert is taking place with the multi-award winning Navarra String Quartet (*above*) performing Haydn's 'Seven Last Words'. The work, based on the last words of Christ on the Cross, was considered by Haydn himself to be his greatest achievement. Supporting the music ►

► will be a display of paintings by Jamie Baird (*right*), inspired by these seven words. This promises to be a special evening.

There are few finer ensembles than the London Conchord and KCMS are delighted that they have agreed to play at St George's on Thursday 25 March. Performing Beethoven's Septet in E flat Op.20 and Schubert's Octet in F, D 803, this is a concert not to miss.

For more information on upcoming concerts and how to purchase tickets, pick up a brochure from our offices or visit www.kcmusic.org.uk



Designer *Edwin Belchamber* Editor *Charlotte Snook* Portrait photography *Johnny Boylan*
Other photography *Niche Marketing* Printed in London by *Portobello Press*



In at the deep end...



Pembridge Villas, W11 £1,750 per week

This most magnificent flat for entertaining is situated in the very heart of Notting Hill only moments from Portobello Road and Westbourne Grove. The accommodation includes four bedrooms, three reception rooms, three bathrooms, kitchen, indoor swimming pool, beautiful garden and a garage.

020 7221 2277 louise@mountgrangeheritage.co.uk

Isn't it time you got on board?

You can probably tell that we like to keep ourselves busy and we always need new clients to keep us on our toes. So, if you're a landlord with properties in the area or are thinking of selling your home we would love to hear from you. Who knows, your property could even be featured in the next edition of Village Matters which is distributed to over 40,000 homes in the area.

Call us anytime for a FREE market appraisal; our contact details are below...

MOUNTGRANGE HERITAGE (mh)

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

