

Village Matters



New Year 2013

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Liz Thomson Head of Lettings

As we brush ourselves down and check that we're all still here – it seems the world didn't quite end in 2012 the way the Mayans predicted – we look forward to another busy year. A highlight from last year was the opening of our third office in St Helens Gardens, W10. We've already made lots of friends, some of whom are featured in this issue. As a team of animal lovers, we were also proud to launch our Pet Friendly Lettings scheme where we help dog and cat owners find a home that's right for them. Read more about it in this issue.



Michael Wilson Head of Sales

Decorated for success



We first met Danish born Eva Peterson in her wonderful flat in Trellick Tower and it was then she told us the story of her business. Eva didn't set out to be a woman in a man's world but it has worked out very nicely for her. Enrolling on what she was told was a female decorating course at college; she arrived to find a room full of men. She stuck with it and, learning plenty of useful but unrepeatable English on building sites along the way, went on to found Decorators West London in 1998.

Eva places huge importance on professionalism. "I oversee every job and insist my team treat our client's homes with respect. They will wash up their own mugs at the end of the day and even wipe the toilet seat after use!" This philosophy as well as an insistence on sticking to deadlines has seen the company acquire a legion of loyal clients in Kensington and Chelsea, many of whom are celebrities who appreciate her discretion and sensitivity to their needs.

Decorators West London covers all aspects of residential to commercial decorating with a particular focus on the use of Eco-paints.

07950 318 823 www.decoratorswestlondon.com



Pavlova Diaries makeover

Local online magazine Pavlova Diaries, which writes about Notting Hill's fun and positive events, is undergoing a revamp. New for this year is a page where local businesses from shops to window cleaners can advertise. The eventual aim is put any profits back into community projects, like the

Butterfly Reading Club and Kensington Day Centre. Meanwhile, Amanda Waggott and Mary-Lu Bakker, who started the magazine three years ago and who now have 7,000 readers, are putting together a directory of recommended tradespeople which readers can rate depending on how good they are.

www.pavloviaries.co.uk

Riding under the Westway

Flourishing in the most unlikely of places tucked underneath the Westway flyover, West London Stables is a rural oasis in the city. Home to a herd of 20 ponies and horses, the stables welcome everyone from beginners to experienced riders, kids or adults.

The stables were founded 15 years ago by Sarah Tuvey, who has a real love affair with all the horses she works with. "Several of our residents have been with us since the outset and the older ones are great with disadvantaged and disabled members of the community who come here as part of their therapy."

West London Stables is entirely self-funded and they are currently (continued on back cover) ▶



The Expert in Refurbishment

Thalia Bryan has worked in property management and refurbishment for nearly 25 years and is one of the best known faces in the Kensington and Chelsea property market. Since setting up Mountgrange Heritage over 12 years ago, Thalia has built a solid reputation on the highly personal and professional service she offers to clients.

If you're thinking of giving your property a makeover this year, Thalia and her team are ideally placed to help. She will take the onerous task of finding contractors you can trust off your hands. Dedicated teams (continued on page 2) ▶



MEET THE EXPERTS...AND THEIR DOG – PAGE 2

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Portobello Road, W11 £1,750,000 Leasehold
 Stunning lateral maisonette located in the heart of Notting Hill. Set out over the first and second floors of a handsome building with outstanding living space and wonderful roof terrace. Double reception room, eat-in kitchen, two bedrooms, two bathrooms and roof terrace. **Sole Agents**
020 7221 2277 michael@mountgrangeheritage.co.uk



Barlby Road, W10 £1,350,000 Freehold
 Charming family house offering excellent living space and separate garage. Full planning permission is in place to create a basement floor which would add approximately 700 sq ft. Three reception rooms, kitchen, four bedrooms, two bathrooms, garden and garage. **Sole Agents**
020 8960 0181 will@mountgrangeheritage.co.uk



Vicarage Gate, W8 £2,575,000 Share of Freehold
 Large raised ground floor flat located in a handsome and well-maintained period building. Vicarage Gate is just off Kensington Church Street so the flat is perfectly placed for all the shops, restaurants and transport links. Reception room, kitchen, two bedrooms and two bathrooms. **Sole Agents**
020 7221 2277 holly@mountgrangeheritage.co.uk



St Helen's Gardens, W10 £845,000 Leasehold
 Located within the St Quintin conservation area, a spacious first floor flat with a private entrance and large loft room. Could be converted to create a further bedroom (subject to the necessary consents). Reception room, kitchen, two bedrooms, two bathrooms and loft room. **Sole Agents**
020 8960 0181 julia@mountgrangeheritage.co.uk

MOUNTGRANGEHERITAGE

► (continued from front cover) of reliable contractors help her manage projects of any size; whether it's a small redecoration project or the re-design of a whole house.

"My team work hard to get projects finished on time and within budget, enabling my clients to get better rental returns from the day we finish", explains Thalia. "I personally manage all projects and help take the stress out of the whole experience."

13b Stratford Road, W8 6RF 020 7937 9976
thalia@mountgrangeheritage.co.uk



Fashion for four-legged friends

If your moggy or pooch shares your sense of style, then Mungo & Maud dog and cat outfitters will be right up your street. Founded in 2005 by husband and wife team Michael and Nicola Sacher, Mungo & Maud has grown steadily with a flagship boutique in Belgravia, concession in Harrods and, most recently, a standalone store on Ledbury Road.



Mungo & Maud's approach is simple; to provide stylish and timeless pet accessories using natural and organic materials. The new Notting Hill boutique is the brand's largest store yet and stocks the full range of accessories including hand-stitched leather collars & leads, quilted dog coats, dog fragrance & shampoo, luxurious cotton beds and organic treats, made to Mungo & Maud's own recipe.

Sales & Marketing Director Jonathan Zatland says: "We had such a demand from customers in West London that it was only a matter of time before we opened a Notting Hill boutique. The response so far has been great and we really feel that Mungo & Maud will soon become a key part of the neighbourhood."

51 Ledbury Road, W11 020 7467 0834 www.mungoandmaud.com

Meet the Leasehold Experts...

Based close to our Notting Hill office, Alan Edwards & Co Solicitors is one of the best known local solicitors, operating in the area since 1984.

Over that period of unparalleled change, Alan and his team have built up an intimate knowledge of the local property sector. In addition to standard conveyancing work, they have successfully concluded the enfranchisement of many blocks of flats and hundreds of lease extensions.

Morris John, pictured with Alan below advises, "If you are selling a leasehold flat and the buyer wishes to obtain a lease extension, it is possible to serve a notice requiring a lease extension, and to sell with the benefit of that notice. However, it is a complex procedure and expert advice is necessary. We have decades of experience in this area so are ideally placed to guide buyers and sellers through the process."

Campden Hill House, 192-196 Campden Hill Road, W8 020 7221 7644
www.aelaw.co.uk



Community Fundraising

As part of a memorable summer of celebration, we were proud to play a central role in the 2012 St Helen's Gardens Street Party which raised money for the Mayor of Kensington and Chelsea and Chelsea's charity, Brain Tumour Research.

Our auction of promises wrapped up proceedings on an afternoon where the rain miraculously held off. Attracting the most competition were a behind the scenes tour of Wimbledon and a dinner party for six cooked by a royal chef.

A thank you ceremony took place in November at the Parlour of the Mayor of Kensington and Chelsea, where our Director Michael Wilson and Associate Director Susie Waterfall joined the organising team in handing over a cheque for £1,200 to the Mayor for his charity.



Holland Park, W11 £1,350 per week

A delightful flat with spectacular views over Holland Park and close to the shops and tube station. Flexible living accommodation as the third bedroom could also be used as a large dining room. Reception room, kitchen, three bedrooms and two bathrooms. Unfurnished. **Sole Agents**

020 7221 2277 nick@mountgrangeheritage.co.uk



Serving up Deli-cious treats

St Helen's Deli, our neighbour in W10 is run by the ever energetic Sarah Rowden. The Deli, a hub for the community of St Helen's Gardens, had a facelift last year, with new artwork in the café and a fresh look throughout. As part of the new look Sarah welcomes new artwork; any artists out there who fancy displaying their art inside the Deli are welcome to get in touch.

While Sarah's main focus is the Deli, the private catering side of her business is also growing, with January being a hugely busy month. "It seems that lots of people are holding parties in the New Year rather than before Christmas. They are cheaper and people seem to have more fun. We've done lots of office parties this month as well as the usual house parties and corporate jobs."

If you have an event to organise, we recommend our neighbour for Deli-cious food.

55 St Helen's Gardens, W10
020 8960 2225



Westbourne Park Road, W2 £625 per week

Fantastic flat with great light and space located minutes from Notting Hill. The two equally sized large bedrooms have a bathroom each and the reception room overlooking beautiful gardens has oak flooring. Reception room, kitchen, two bedrooms and two bathrooms. Furnished. **Sole Agents**

020 7221 2277 rosie@mountgrangeheritage.co.uk



Oakley Street, SW3 £645 per week

Stunning and immaculately presented, this professionally designed flat is situated just minutes from the Kings Road. Offering fantastic natural light with west-facing windows, wood floors and excellent storage. Reception room, study, bedroom and bathroom. Furnished. **Sole Agents**

020 7937 9976 mollie@mountgrangeheritage.co.uk

Values in the village

The headline of 2012 was undoubtedly the introduction of a new level of stamp duty for properties over £2m. Although much has been reported about a drop in transaction levels between £2m and £4m, we haven't experienced this. In our view the primary reason for transaction levels being lower than expected is over-ambitious pricing. As you would expect in such a marginal market, buyers are doing their research and won't pay over the odds.

We expect much of this year to be just as challenging as last, made even more so with the expected changes to tax structure for properties held in company names. Whilst we predict properties below £1.5m will continue to trade strongly we sense the mid-market will continue to tighten and that sellers will be forced to give serious consideration to their pricing strategies if they want to achieve a timely sale.

As is always the case, quality counts, so if you're planning a sale make sure your property is presented at its very best and ensure you have an agent working tirelessly on your behalf.



Barlby Road, W10 £450 per week

Stylish flat within this popular well-located modern block with 24 hour porter, contemporary high spec finish and fabulous wrap around south-facing balcony with stunning views. Reception room, kitchen, two bedrooms, two bathrooms and balcony. Furnished. **Sole Agents**

020 8960 0181 susie@mountgrangeheritage.co.uk

...values that you'll love



Spot the wall competition

This is not a photo of a foggy autumn country morning but a fabulous mural to be found on a wall in the Royal Borough – but where? The first person to give us the correct answer will get a yummy hamper from St Helen's Deli.

win@mountgrangeheritage.co.uk

Pet Friendly Lets



More and more of our tenants these days ask us whether we can accommodate their four-legged friends. It's no surprise given that over half of us own a pet, yet many properties in the capital don't allow cats or dogs.



That's why we've launched our pet friendly scheme. Our aim is simple; to match animal lovers with a suitable home for them and their furry friend(s). We ask all our landlords if they would consider pets and have a pet friendly section on our website where owners can search our database of pet friendly properties.

For more information call Liz Thomson on 020 8960 0181 or email liz@mountgrangeheritage.co.uk



Portrait of Lucille Dweck

Lucille Dweck has always been an artist, having studied at St Martins, however as is often the way she also pursued other fields to earn a living. It was while working as a yoga teacher that she was inspired to return to her passion and that is exactly what she has done. She has always had a talent for creating a likeness and now uses this talent to marvellous effect, drawing and painting portrait commissions for clients.



"I like to do my drawings direct" explains Lucille "I do as much as I can from observation and what I don't achieve in that sitting is complemented by use of photos. I often do this when the subject won't sit still – for example children or pets!" Last



year, she created a record cover portrait for a friend and recent clients include actor Gordon Kennedy, singer Will Young and fashion designer Anna Scholz.

2013 promises to be a busy year for Lucille who plans to enter the BP Portrait Award and Royal Society of Portrait Painters prize as well as continuing with her commissions and own work.

07956 423205 or 020 8960 1950 www.lucilledweck.com



As part of the KCMS season of concerts the Benyounes String Quartet will play at Leighton House on Thursday 21 February

Voulez vous parler avec moi?

French for Fun was born when founder Jessica Bonnard realised that many of the techniques that make language lessons fun for kids could be used for adults too.

The company now has representatives nationwide and their Notting Hill franchisee, Pascale Tennant was their first teacher in London. "My classes consist of cosy groups and we focus on talking about our experiences, not grammar or text books. I love seeing people who were not confident with their French jumping to a whole new level of confidence. Most people come back for further terms so we must be doing something right."



Courses run in St Helen's Church or Pascale can run private tuition in more informal settings. She also organises social activities such as wine tasting evenings. If you fancy polishing up your French or simply want to meet new friends in the community – why not start learning French for Fun?

Courses at St Helen's Church, W10 Pascale 07584 695874

www.languageforfun.org



► (continued from front cover) embarking on a fundraising scheme for much-needed refurbishments to the arena and stables.

They would love to hear from anyone interested in helping them, whether with fundraising to keep this wonderful place going, or helping care for the equine residents.

20 Stable Way, W10 020 8964 2140 www.westlondonstables.co.uk

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