

Village Matters



New Year 2015

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Liz Thomson Head of Lettings

2014 was an extraordinary year for us; starting with amazing fervour with buyers regularly entering bidding wars which pushed sale prices higher and higher. We then saw a slight pause in the summer before a more sustained period of strong activity in the autumn. We wait with baited breath to see what 2015 and a new Government will deliver while for us personally, it brings a new Notting Hill home as we relocate to a wonderful new location on Kensington Park Road. In celebration of our move, we're bringing you some of our favourite Notting Hill hangouts in this issue. As ever, we hope you enjoy the read.



Michael Wilson Head of Sales

Eyecare Neighbours

Infinity Eyecare may be our new neighbours on St Helen's Gardens parade but the faces behind it will be familiar to those in the Ladbroke Grove area. Mark Fitzgerald and Kasia Ziarkowska, partners in the new business, worked for 15 years at Shannon



and Carton before it closed its doors in August last year. They launched as Infinity Eyecare in September and have taken over the client base of the Ladbroke Grove practice.

"We decided to open here because of the lovely village feel of the area," says Kasia. "People like to support local businesses here and our aim is to be the go-to place for eye care for W10 locals. Deciding on a name was the hardest part of setting up the business – we finally plumped for Infinity because that's

what we offer; a holistic eye-care service from complex eye examinations, to glasses and contact lens fitting."

We wish our new neighbours all the best in their first year of business.

Infinity Eyecare
53 St Helen's Gardens, W10
020 8962 0597
infinityeyecare.co.uk



Blue is not the only hue

Ceramica Blue is one of our favourite spots to buy gifts and treats for the home. Many places have been branded an 'institution' locally but few deserve the title as much as this gem. Opened in 1987 by New Zealander

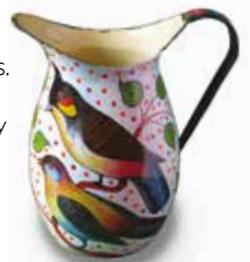
Lindy Wiffen, it's one of the longest running independent shops in the area. Lindy sums up what she sells simply as "beautiful items for your table to love, use and cherish."

Lindy has incredibly eclectic taste and this is reflected in the huge range of homeware products available; handmade walnut cheeseboards sit alongside brightly coloured silicone kitchen utensils, contemporary French stoneware dinner plates and vivid Spanish recycled glass tableware alongside hand enameled jugs from Pakistan.

Lindy doesn't just run the shop but also uses her skills as a restaurant consultant for some of the best known chefs in the area. She has worked with Yotam Ottolenghi, Mark Hix, Brett Graham and Gordon Ramsay to name but a few, helping them reflect their own distinctive characters in pieces resilient enough for busy restaurant environments.

The good news is that they also offer wedding lists, worldwide shipping and will happily gift wrap. What's not to love?

Ceramica Blue
10 Blenheim Crescent, W11 020 7727 0288
ceramicablue.co.uk



What are values doing in the village?

We expect 2015 to be a fascinating year for the market with the election in May too close to call and the ongoing threat of a 'mansion tax' anticipated to have a further impact on the London property. The long overdue restructuring of Stamp Duty at the beginning of December shocked many in its progressive yet aggressive nature.

It will take time for the 'super prime' market to adjust to the new 12% top rate; but history tells us that given time the market will recover and drive on. The chaotic energy experienced during the first half of 2014 dissipated around the summer but contrary to all the reported "cooling off" we found prices have held firm. In November and December we completed several sales where competing bids pushed the prices over asking and (continued on page 2) ▶

BISCUIT
BOUTIQUE
ICING CAFE
PAGE 2



SOLD Blithfield Street, W8 £2,700,000



SOLD Balliol Road, W10 £2,000,000



SOLD Eynham Road, W12 £780,000



SOLD Stratford Road, W8 £2,250,000



SOLD Kensington Park Rd, W11 £1,330,000

Our Sales Department has achieved some outstanding results for our clients in 2014. So if you are considering selling your property and would like honest, accurate advice please call or email us to book a FREE valuation.

MOUNTGRANGE HERITAGE

► (continued from front cover) interestingly, the majority of these buyers were British. Mortgage rates being at an all time low (five year fixed deals are available for as little as 2.5%) make this a great time to capitalise on a well-balanced market which offers a fair dynamic for buyers and sellers alike. ●

Biscuiteers Biscuit Boutique

Recently listed by The Telegraph as one of the top ten quirkiest cafes in London, Biscuiteers Biscuit Boutique and Icing Café (try saying that with your mouth full!) was the first of its kind when it opened on Kensington Park Road in November 2012. Biscuiteers was founded in 2007 by husband and wife team Stevie Congdon and Harriet Hastings, partners in London catering company Lettice. Since then their concept of handmade, hand iced biscuits has really captured peoples' imaginations. Stocked at places like Selfridges, Harrods and Fortnum & Mason, the Icing Café was the natural next step, teaching parents and kids alike how to ice their own biscuits.



The Biscuit Boutique offers drop in sessions and masterclasses for adults and kids. They also run kids icing parties in the café or in your own home where your little darlings can have fun icing pretty much whatever they like!

If you fancy yourself as a Biscuiteer they are offering our readers a two-for-one offer on icing classes. Simply visit www.biscuiteers.com/shop/biscuiteers-school-of-icing-ticket and enter the code 'Mountgrange' when booking.

Biscuiteers, 194 Kensington Park Road, W11 | 020 7727 8096
biscuiteers.com

A browser's paradise

Golborne Road really is a treasure trove for lovers of antiques and interiors. Hutch Interiors is just coming up to its second birthday and is the baby of Notting Hill local Georgia Hendeby. We spoke to Georgia to find out more.

"I've always been interested in interiors; my mother was an interior designer and I lived in Paris with antiques dealers so after I had my family I saw the shop was available and jumped at the chance.

My speciality is mid-century Nordic and French furniture. I source 1950s armchairs which I strip and re-work with modern fabrics to give them a contemporary twist. As well as furniture, I also sell items I love so you can find anything from fashion accessories from local designers, homewares from all over Europe and work from artists who inspire me." ►





► Georgia is currently refurbishing her own home and in 2015 hopes to launch an interior design service using the skills she's learned along the way. The stock in Hutch changes regularly so it's definitely worth popping by for a browse whenever you're in the area.

Hutch, 61 Golborne Road, W10
020 3659 4320

hutchinteriors.com

Malaysian the traditional way

The team in our Bayswater office swear by the delicious Malaysian food on offer at local restaurant Satay House so we headed down to Paddington to find out more.

Located near the Hilton Metropole, Satay House was launched in 1973 by husband and wife team Jaafar and Zaharah Shawal who wanted to share the unique taste of Malaysia with the rest of the world and serve the ever increasing Malaysian community in London. Since then, the restaurant has been a safe haven for many Malaysians and locals. The Royal family of Brunei are regulars when they are in town as well as many diplomats and politicians and celebrities such as Jimmy Choo and Michelle Yeoh.



Today, the couple's daughter Fatizah Shawal continues to uphold the long-standing traditions of the restaurant in creating authentic, delicious Malaysian cuisine. If your New Year's resolution is to try out new flavours, put this one on your list!

Satay House, 13 Sale Place, W2
020 7723 6763

satay-house.co.uk

SATAY HOUSE



Concerts continue into 2015...

The 2014-15 KCMS season of concerts continues this year with a fantastic line up of classical musicians taking to the stage at Leighton House. On 10th February we will hear the rare combination of flautist Katherine Bryan and pianist Jennie-Helen Moston. Katherine creates a range of sound from the flute that simply has to be witnessed live and Jennie-Helen's playing is every bit as sensitive to the occasion.

On 17th March we will enjoy another outstanding musical partnership with Ewa Mizerska (cello) and Emma Abbate (piano), who have made many critically acclaimed recordings featuring some notable composers.



Mengyang Pan's performance for KCMS in December 2012 left a lasting mark with its power and enchantment and we look forward to seeing her again this April.

Tickets are available via the KCMS website and programmes can be picked up from any of our offices.

kcmusic.org.uk



LET Kensington Park Gdns, W11 £2,250 per week



LET Balliol Road, W10 £1,250 per week



LET Bathurst Mews, W2 £700 per week



LET Sunningdale Gardens, W8 £450 per week



LET Elgin Crescent, W11 £1,500 per week

Our Lettings Department has had the most successful 2014 and are looking to continue this into the new year. So if you are considering renting your property please call, email or pop into one of our offices to book a FREE valuation.



Pitman Tozer Architects

We first met Luke Tozer, co-founder of local architect Pitman Tozer a couple of years ago and it's fair to say that he is the living embodiment of the phrase 'practice what you preach'. Luke's own house is Gap House, a narrow new build Notting Hill townhouse and one of the firm's many residential success stories, having won the RIBA Manser Medal in 2009.

Pitman Tozer was founded in 2002 by Luke and great friend Tim Pitman who trained together and shared a flat in Trellick Tower. Driven by a shared love of architecture and contemporary sustainable design, the practise now flourishes with nine staff in their office at Great Western Studios. "Our focus is to work closely with clients to realise their aspirations and build a body of work we can all be proud of," says Luke. "The sites we work on in London are often complicated and heavily restrained in terms of space and planning and we're used to coming up with imaginative and practical solutions to overcome these issues and create incredible spaces for clients."

Another example of a local project is the gorgeous Lateral House, just across the train tracks from their office. They are also involved in innovative housing developments such as Mint Street for Peabody in Bethnal Green.

To be inspired by their amazing work, visit their website.
Pitman Tozer Architects
117 Great Western Studios, W2
020 3214 3255

pitmantozers.com



A bit of Piccola Cucina is good for the heart

It's been much mooted that one of the best ways of staying healthy is to eat a Mediterranean diet. Piccola Cucina, a new Sicilian restaurant in Notting Hill certainly serves up lashings of wonderful Mediterranean food with a focus on fresh fish.

It opened in October last year as the latest outpost of a small group of restaurants that has branches in New York, Miami, Ibiza and Italy – indeed it's been rumoured that Michael Bublé and Adam Sandler are regular diners! If those credentials are not enough, the team behind it also runs Assunta Madre, the divine Italian fish restaurant in Mayfair.

If you want to escape the winter to a rustic Sicilian hideaway, this is just the place with the dining room described as a "Sicilian style front room with handmade tiles and locally crafted furniture." Almost



all of the team are Italian with a genuine passion for their cuisine. We welcome this new addition to the local restaurant scene and recommend you try it before it gets discovered by the masses!

Piccola Cucina
186 Kensington Park Road,
W11 020 7221 0154
piccolacucinagroup.com

Antique Chairs

We all know the importance of a good chair and chairs from big retailers may look good but they're hardly unique and certainly can't be tailored to the way you sit.

This is where the wonderful Susan Osbourne on Golborne Road can help. Run by husband and wife team Susan and Julian since April 2013, the shop specialises in 19th century French chairs. All of their chairs are sold 'naked' allowing clients to customise the chair to their own taste from a huge choice of fabrics from leading companies, including local designer Kate Forman. The chairs are then upholstered in the company's workshop around the corner.

Julian explains, "Our chairs are sourced for their quality direct from France. They might be 150 years old but once re-upholstered will be good for that long again. Clients can chose the 'feel' of the chair, whether it should be comfy or firm and we can even alter the shape of the back to suit how they sit."

If you're looking for a unique chair for barely more than the cost of what you'd pay on the high street you should pop in for a chat.

Susan Osbourne, 83 Golborne Road, W10 020 8969 6255
susanosbourne.co.uk



Honest Motor Services

One of the toughest things to do when you move to a new area is to find a garage and tradesmen you know you can trust. Ray and Roy Hollely, the brothers behind Holland Park Motor Service, are some of the best in the business. We should know as they've been servicing our cars for more years than we care to mention.

The garage was established in 1948 when Mr Hollely Senior started as an apprentice. He took over the business and passed it on to his sons who continue, 70 years later, to provide free and honest advice to a loyal tribe of clients. Members of the Good Garage Scheme, the brothers pride themselves on total honesty; "many Londoners' prime concern with garages is that they're going to get ripped off. Not here. 90% of our customers are repeats and most new customers come to us through personal recommendation," explains Ray. From their two sites in Queens Mews and Courtnell



Street they carry out servicing, MOTs and all things mechanical – oh and of course they are always there when you have a flat tyre!

Holland Park Motor Service
18a Courtnell Street, W2
020 7727 4305

hollandparkmotorservice.co.uk

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MOUNTGRANGE HERITAGE

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North Kensington Office 59 St Helen's Gardens, W10 6LN **020 8960 0181**

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

mountgrangeheritage.co.uk