

Village Matters

Spring 2008



Liz Thomson *Head of Lettings*

At Mountgrange Heritage we don't just talk about knowing our local area, we don't just see it as a place of work but as somewhere we belong – we see it as our village and being part of it matters to us as much as it does to you.

As estate agents we don't always get great press – we know that. But at Mountgrange Heritage we aim to break the mould by going that little bit further for our clients – by going the extra mile to offer a more personal, professional service.



Michael Wilson *Head of Sales*

Last year we started to contribute in a small way to our local community; we had fun with the Portobello Film Festival which we will continue to support this year and for the second year running sponsored the Kensington & Chelsea Music Society. We have asked some other independent traders in our local community to contribute to this, the first of our quarterly newsletters – they like us have 'village values' and believe that the village matters!

Post Office Closure

In May last year the Government, in their wisdom, announced the compulsory closure of 2,500 Post Office branches nationwide to include closure of 500 in London – of those 500 the branches at Ladbroke Grove and Stratford Road are scheduled to close this year.

Both of these branches are very much part of our village community and widely used by us all. When was the last time you went to either and didn't have at least two or three people in front of you?

If you have had experience of the bigger branches in Earl's Court or High Street Kensington, you will know that you can have a wait of at least 20 minutes – just think how much longer that wait will be when the small branches don't exist anymore and yet this is where we will all have to go if the Government gets their way.

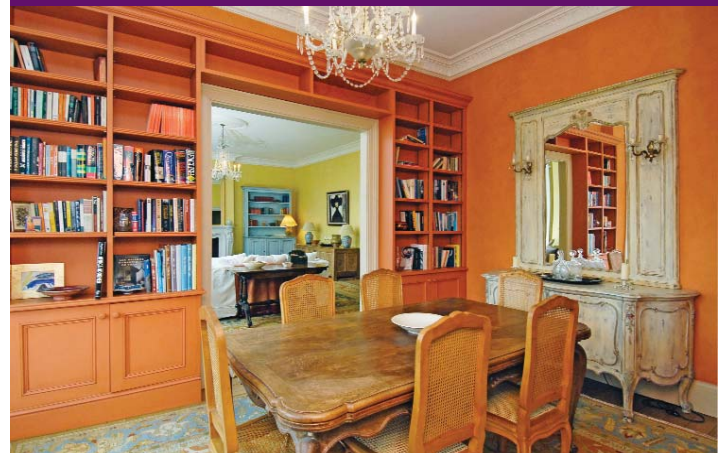
For the elderly and more vulnerable in our community this is not just a matter of inconvenience

it is a physical and emotional upheaval; for example the nursing home in Marloes Road relies on the Stratford Road branch and similarly the home on Ladbroke Terrace relies on the one at Ladbroke Grove.

We know how much this issue means to you and so Alasdair Seton-Marsden, Sales Manager at the Kensington Office of Mountgrange Heritage organised the distribution of 3,000 petitions to local residents and a protest rally attended by Sir Malcolm Rifkind to fight the closure of the Stratford Road branch – we will keep you posted in our next issue – pardon the pun!?



A jewel of a property!



We have just let this beautiful first floor lateral flat in Kensington Park Gardens, W11 – one of the best streets in Notting Hill which of course benefits from access to the beautiful eight acre private gardens at Ladbroke Square. Totally unique in its classic style this fantastic apartment benefits from the most wonderful south-facing reception rooms. The flat is owned by one of our literary locals, Maureen Lindley, who published her first novel in January this year, the wonderful 'The Private Papers of Eastern Jewel'.

Published by Bloomsbury – Available in paperback £10.99



STONE
HAIR AT THE
CUTTING EDGE
– SEE PAGE 3

What are values doing in the village?

It's so difficult to know what to believe with the negative press and media reports of tumbling house prices, a looming recession and of course the 'credit crunch' – perhaps such scaremongering sells papers? But the picture, in Central London at least, is simply that the property market is really not that bad.

January was extremely busy with a record level of viewings – February and March have been really productive and we've tied up a number of sales and the rentals department has demand at all levels.

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Edge Street, W8 £1,050,000 Freehold

This charming detached house on the fringe of Hillgate Village has been decorated in a more traditional style giving it a unique feel. In addition to the internal accommodation there is a south facing patio garden as well as a sunny roof terrace. Offering a double reception room, neatly fitted kitchen, two good double bedrooms, an en suite bathroom and shower room, the house ticks plenty of boxes.

020 7221 2277 tamara@mountgrangeheritage.co.uk



Pembroke Road, W8 £2,650,000 Freehold

A beautiful period house of character located in the heart of Kensington with the rare benefit of off-street parking. There is well balanced family accommodation and an attractive 32ft rear garden. Offering an elegant double reception room, dining room, kitchen, four bedrooms, two bathrooms (one en suite) and cloakroom, this house is the perfect Kensington home for a growing family.

020 7937 9976 alasdair@mountgrangeheritage.co.uk



Victoria Grove Mews, W2 £795,000 Freehold

This delightful little house is located in one of the prettiest cobbled mews in Notting Hill. Just a stone's throw from Kensington Gardens, Westbourne Grove and Notting Hill Station the mews is so central and yet surprisingly peaceful. Offering a double reception room, kitchen, two bedrooms and a smart bathroom the house would make the perfect pied-a-terre.

020 7221 2277 michael@mountgrangeheritage.co.uk

► (continued from front cover) So why the difference between what we read in the papers and what we experience on the ground in Kensington and Notting Hill? Well, the short answer is simple, the property market by its very nature consists of myriad 'micro-markets' – what we experience here will differ greatly from the market behaviour in other parts of the country. Central London continues to attract significant wealth from across the globe and is still considered to be a 'safe' place for overseas buyers to invest their money.

One thing that will not change, irrespective of economic conditions, is the appeal of living in London. With unrivalled global connections, world leading cultural opportunities and of course the great British weather where else would you want to live?!

Jameson Street, W8



We have just completed the sale of a beautiful cottage in Hillgate Village. Hidden behind the period facade was a hidden gem of design created by renowned international architect Seth Stein.

With well designed entertaining space, three bedrooms, as well as a little south-west facing patio our buyer has found the perfect small home in this archetypal London village.



TUBE NEWS

Did you know that in 1864, the year it was opened Ladbroke Grove Station was Notting Hill Station – well it wasn't actually Notting Hill Station it was just called Notting Hill Station?!

Then in 1868 the Metropolitan Railway opened Notting Hill Station and so as not to confuse too much they decided to call Notting Hill Station, the one at Ladbroke Grove that is, Notting Hill and Ladbroke Grove Station! It took another 39 years for it to be called Ladbroke Grove (North Kensington) Station and then another 19 years to be just plain Ladbroke Grove Station. Meanwhile, back at Notting Hill, by 1900 there were 2 stations run by 2 different companies providing 3 different lines but both called Notting Hill Station.

When you get up on Monday morning be sure you are going to the right tube station – particularly if you are going to Notting Hill!

Stone Hair

Now in its eighth year Stone is a firm fixture on the list of Notting Hill must-go places! The dynamic between the team is a unique blend of creativity, fashion, fun and down-to-earth service. But, perhaps the most special thing is that, as well as guaranteeing to walk out with a feeling of having been pampered, you go there knowing that whoever you are, whatever your style, whatever your age, when you walk in the door you will get a big warm welcome. Beverley assures us that her youngest client at the moment is just 2 years old and her oldest is not so far off collecting a letter from Her Majesty.



But, many of you already know the salon and know that in addition to contributing to the local community in Notting Hill by sorting out our untidy 'mops' the team at Stone are helping a community a lot further afield. A little over 3 years ago they set up a fully registered charity – 'Love Is All We Need' raises money for two beneficiaries in South Africa and every penny raised goes straight to the people who need it; Beverley makes sure of it! Join in and help on Sunday 29th June when the salon will be running their annual 'free' day – to find out more go to

www.loveisallweneed.org.uk

or call in to meet the team at:

Stone Hair, 8 Ladbroke Road, London W11 020 7229 6318

Ladies and Gentlemen...

Among many residents there's acute distress about the declining quality of toilet provision locally. While the closure of the Royal Borough's free public lavatories mirrors a London-wide decline of 40%, what's never explained

is where exactly anyone caught short is expected to spend that pressing penny. Many traders around Portobello Market have long argued that with visitor numbers nearing 100,000 toilets can't simply vanish, that they're key to a happier visitor experience. However with plans a foot to make the Portobello area Britain's first 'slow' or 'eco' quarter it's likely that the market's old Victorian toilets will soon get a new flush of life, one much needed restoration of London's often neglected street character. (more next issue!)



Portobello Road, W11 £895 per week

Located opposite the Electric Cinema on this famous market street in the very heart of Notting Hill, a stunning contemporary lateral first floor flat with Conran furniture. The flat offers two double bedrooms, a large reception room, two bathrooms and a large roof terrace. Furnished.

020 7221 2277 aileen@mountgrangeheritage.co.uk



Blithfield Street, W8 £1,150 per week

This delightful house is situated on a sleepy little street in Stratford Village just a short walk from Gloucester Road and High Street Kensington. The beautifully presented property offers four bedrooms, reception room, three bathrooms and kitchen as well as a terrace and a garden. Unfurnished.

020 7937 9976 amanda@mountgrangeheritage.co.uk



Portland Road, W11 £3,750 per week

A wonderful family house on this pretty street in Holland Park moments from Clarendon Cross and just a few minutes' walk from the tube station and shops on Holland Park Avenue. With superb entertaining space, it offers four bedrooms, three reception rooms and a large garden. Unfurnished.

020 7221 2277 louise@mountgrangeheritage.co.uk



Spot the wall competition

Back in 1997 the Notting Hill Improvement Group commissioned local artist Barney McMahon to 'bring light' to a dingy alley in Notting Hill. McMahon spent three months, by artist's light at night, painting this inspired mural on a wall somewhere in Notting Hill – but where?

The first person to email us at the address below with the precise location of this much acclaimed work of art will win a hamper from Little Gem Foodstore and a bouquet of flowers from Candida French. win@mountgrangeheritage.co.uk

To see more of Barney McMahon's work go to www.mcmahonart.com

Candida French

As you turn into Peel Street off Kensington Church Street it's hard to say whether you will see or smell this perfect little flower shop first. Candida has been selling her beautiful bouquets from her tiny shop for nearly ten years and prides herself on selecting only the most perfect blooms for her loyal clientele. Her displays of cut flowers and potted plants will never fail to tempt you inside; the style is always sophisticated and essentially English country garden. Always in demand from the locals it's best to get there early to get the pick of the bunch!



Candida French, 131B Kensington Church Street, London W8 7LP (entrance on Peel Street) 020 7792 4845

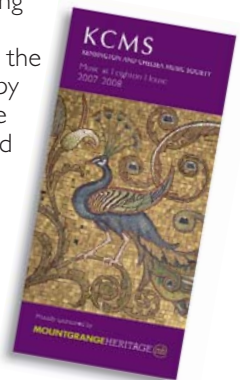


Music at Leighton House

In 1864, Frederic, Lord Leighton, one of our most famous British artists bought a plot of land in Holland Park and started to build himself a studio. These days we tend to think of artists' studios as large white uber-cool spaces but Leighton's influences came from the Middle East and he brought in Islamic craftsmen to create the most magnificent home.

Today the house exists as Leighton House museum and the breathtaking Arab Hall is as beautiful as anything you will see anywhere in the Arab world. The house is now owned by RBK&C who support the Kensington & Chelsea Music Society (KCMS) by allowing them to host their annual programme of recitals in its beautiful rooms. I am sure Lord Leighton would approve – we do!

Mountgrange Heritage are proud sponsors of KCMS which does such an excellent job of showcasing talented musicians. There are two concerts left of this season's programme – you can pick up a Programme from either of our offices. For more information on KCMS go to www.kcmusic.org.uk



Leighton House, 12 Holland Park Road, London W14 8LZ
020 7602 3316 www.rbkc.gov.uk/leightonhousemuseum

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Hot Penthouse Property!



The Penthouse, SW5 £1,700,000 Leasehold



An amazing apartment which has been fully refurbished to an excellent standard. The flat offers highly individual features and includes a wonderful central staircase off which there are three double bedrooms, a large double

reception space, high quality bathrooms, kitchen and roof terrace.

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