

Village Matters

Summer 2008



Liz Thomson Head of Lettings

Some of you actually told us you enjoyed the first issue and so here we are again with the second of our quarterly newsletters. Not too much estate agency but more on our fellow village members who some of you already know or should get to know.

The sad news is that, despite all our rallying to the contrary, the post offices have been closed both in Ladbroke Grove and Stratford Road. The happy news is that we are helping the Portobello Film Festival again this summer and to help encourage some budding ballet dancers have sponsored the St Barnabas &

St Phillips School Ballet this month. Added to this, two of our team pedalled their way to Brighton and raised money for *Full of Life* a support group for families with disabled children in the Royal Borough (see page 2).



Michael Wilson Head of Sales



Portobello Film Festival

We are delighted to be sponsoring this year's Portobello Film Festival. The festival theme this year is carnival and it will premiere over 700 new films – features, shorts, documentaries, music films and animation – from all over the world with a carnivalist, urban, underground spin at splendid new venue The Tabernacle, Powis Square, W11 from 28 August to 14 September. Plus from 2pm-5pm in the afternoons of all three weekends there will be films for kids.

Entry to all events is free. We hope to see you there. Like last year we will be running another art competition for kids up to 12 years old who will be required to paint their impression of Carnival. For more on the festival go to

www.portobellofilmfestival.com
and for an application form
for our competition email
win@mountgrangeheritage.co.uk



Alexander on the hoof



I was introduced to Anthony Hyde nearly 10 years ago as he had two houses to rent in St Lukes Mews which has since become my favourite Notting Hill mews. What was immediately apparent about Anthony was his passion for mews life; his properties were both completely different, both unique and beautifully designed – both totally representative of him. With an air of the Mediterranean in

the décor and the wonderful south-facing roof terraces that both enjoy, he had still maintained the feeling of two metropolitan homes. Refusing to ever conform to the look of the average rental property his hand-made stained glass windows, handpainted murals and hundreds of books, all read by him, have drawn tenants who wanted a home not a hotel.

Anthony's biggest passion, next to Toothpick his rescue Collie dog, is the Alexander Technique. Having trained at the Guildhall School of Art and Drama

he worked as an actor for several years (continued on back page)



What are values doing in the village?

The much anticipated 'adjustment' in sales prices has hit home for many property owners in the area. In some cases we have seen a modest drop in value of around 5% whilst in other instances 10% to 15%. In these uncertain times perhaps one should take a broader view to get a real understanding of what the future holds. For example, central London sale prices were reported to have increased by up to 30% over 2007 so a 10% adjustment still represents a healthy growth over the medium term. (continued on page 2) ►

BUDDING
BALLERINAS AT
ST BARNABAS
– SEE PAGE 2



Victoria Grove Mews, W2 £975,000 Freehold

A delightful freehold property located in one of Notting Hill's prettiest mews moments away from Kensington Gardens. The amenities of Notting Hill with the tube (Central Line) are within a five minute walk. The neutral, welcoming accommodation includes large reception room, two double bedrooms, smart bathroom and a kitchen/breakfast room. RBKC.

020 7221 2277 tamara@mountgrangeheritage.co.uk



Stratford Road, W8 £1,350,000 Share of Freehold

A bright and spacious maisonette of over 1,230 sq ft (114 sq m) on the second and third floors of this period conversion. The property offers a well proportioned reception room, dining kitchen, a study/third bedroom, two double bedrooms (one en suite) with their own terraces plus further roof terrace on the top of the building offering far reaching views over Kensington.

020 7937 9976 richard@mountgrangeheritage.co.uk



Hillgate Street, W8 £2,150,000 Freehold

A larger than average corner house in the heart of Hillgate Village which enjoys wonderful natural light due to its dual aspect south and west-facing windows, high ceilings, a full roof terrace and generous living accommodation. Ground floor reception room, dining kitchen in the lower ground floor, study, three bedrooms, two bathroom (one en suite), cloakroom and vault storage.

020 7221 2277 dominic@mountgrangeheritage.co.uk

► (continued from front cover) Buyers are questioning prices and if they feel that a property represents reasonable value then they remain willing to commit. Prime properties are always short in supply and this scarcity continues to create feverous interest; on several occasions in the last few weeks we have found ourselves handling multiple bids and even contract races for our client's properties. Our advice is quite simple – don't panic! If you own a good property and are sensible on your pricing strategy then it will sell. If you are buying a property and are worried over long term values then remember this – central London residential property has consistently proved to be one of the best investments worldwide and whilst we appreciate that buying a home is not all about money we do expect that this economic storm will blow through and long term prices to hold strong. ●



Budding ballerinas

St Barnabas & St Phillips CE Primary School, Kensington is an Ofsted Grade 1 school and it is thanks to the teamwork of all the staff, parents and pupils that they have reached that status.

We are absolutely thrilled to be sponsors of this year's School Ballet. 'La Fille Mal Gardee' inspired by Frederick Ashton and led by Lucia Truglia-Nutty promises to be a joy. Lucia spent 13 years as a soloist in the Opera House in Rome and then came to England and became a principal dancer with the English National Ballet

dancing the major classical roles including 'Coppelia' opposite Nureyev. Finally she became Principal of the English National Ballet School which she directed for 4 years.

When Lucia's son Jamie joined St Barnabas Lucia turned her attentions to encouraging ballet at the school and in the last five years her following has grown to 33 children of which 9 are boys. This year's 45 minute production runs for three days in mid-July and we wish the children the best of luck with their performance.

London to Brighton!

As part of our 'Village Values' drive we wanted to help a charity from our local community.

Full of Life is a parent support group for children with disabilities in Kensington & Chelsea which was founded by parents of disabled children in the Borough back in 1994. On Sunday 15th June Aileen and Michael took part in the annual 56 mile London to Brighton bike ride to raise some money for this great cause. It is never too late to make a contribution! Thank you to those who have already given so generously. For more information on the organisation and the fantastic work they do go to www.fullloflifekc.com





Supermannies

The term 'manny' was coined six years ago by Holly Petersen in a piece she wrote for the New York Times which later became a hit novel 'The Manny'. Thanks to celebs such as Madonna who recently employed a 'manny' to care for her newly adopted son the popularity of the male nanny is on the up. Some mums see a female as a threat – no mother wants her little angel to forget who the real mum is – and that's the angel in the buggy not the car!

In 2005, one of our tenants, Australian born Ric Firth set up an agency specialising in male nannies – 'Supermannies' was born. Ric usually calls us to tell us something has broken down, so we decided to call him for a little insight into why parents might choose a 'manny'. Ric's take on it is that parents feel that, rightly or wrongly, their children may be safer being accompanied or driven by a man, that male nannies are able to command more authority as stereotypically there tends to be less of a male presence in the children's lives. Often the only time a 'manny' will be employed into an all girl family is if there is a single mother and fulfils the male role in the dynamic.

Placing a male nanny is something Ric takes extremely seriously – he researches the family environment very closely before putting someone forward for a job, right down to what pets the children have and who their friends are – even the imaginary ones!

Call Ric Firth directly on 07918 143563 www.supermannies.co.uk



Mohammed of Kensington

Thanks to supermarkets on every shopping street London butchers are dwindling. Those that are left are cherished and don't be in too much of a hurry as there will invariably be a queue. When Mohammed arrived at Miller of Kensington over 20 years ago there were half a dozen butchers between Stratford Road and Holland Park – now there is just Mohammed and Mr Lidgate.

The Americans call him 'Mr Thanksgiving Man' as every November he cooks over 70 turkeys for the big day. The Kensington housewives rely on him for pre-cooked pies and specialities, all to order, for their dinner parties and now that summer is upon us he is constantly providing goodies for the barbeque.

Miller's delicious gluten free sausages are made on the premises and a particular treat. But, if you ask Mohammed about his favourite offering it would have to be his Kobe beef – specially massaged hand reared beef this Japanese speciality comes at a price but is a melt in your mouth experience – it must be the beer they're fed on!

Miller of Kensington, 14 Stratford Road, London W8 020 7937 1777



Portobello Road, W11 £695 per week

This famous street in the heart of Notting Hill is known for the vibrant and exciting community of shops and restaurants that surrounds its antique and street market. A unique space with great character and excellent accommodation, this flat offers two bedrooms, reception room, dining area, bathroom, kitchen and a wonderful west-facing roof terrace. Furnished.

020 7221 2277 aileen@mountgrangeheritage.co.uk



Blithfield Street, W8 £1,000 per week

A lovely house situated in this charming, quiet little street in the very heart of Stratford Village which is just a short walk from all the attractions and underground stations of both Gloucester Road and Kensington High Street. The accommodation offers three bedrooms, two reception rooms, two bathrooms, modern kitchen and sun lounge to the rear. Unfurnished.

020 7937 9976 amanda@mountgrangeheritage.co.uk



Kildare Terrace, W2 £3,750 per week

This magnificent house has been beautifully designed in a contemporary style to provide comfortable living accommodation as well as generous entertaining space - the perfect Notting Hill home. Four bedrooms, drawing room, sitting room, dining room, breakfast room, kitchen, two bathrooms, cloakroom, dressing room, terrace and west-facing garden. Unfurnished.

020 7221 2277 louise@mountgrangeheritage.co.uk



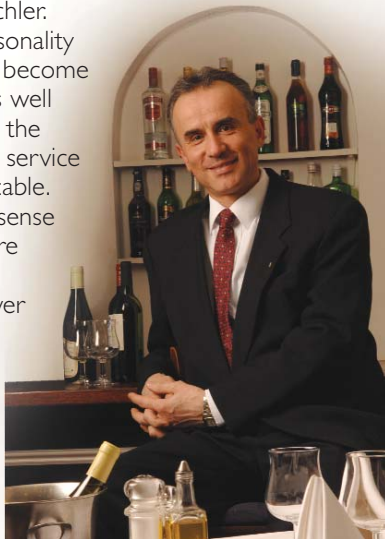
Spot the wall competition

Paddington Bear turned 50 in May and Michael Bond has just published a commemorative book called 'Paddington Here and Now'. When our bear arrived from 'darkest Peru' via Paddington to his Notting Hill home at 32 Windsor Gardens I wonder if this sign led him to his favourite food. The first person to email us on the address below with the precise location of this Victorian advertisement of our bear's beloved sticky treat will win lunch for two at Chez Patrick and a bottle of wine on the house.
win@mountgrangeheritage.co.uk

Chez Patrick

When 'The Stratford' changed hands nearly two years ago, it transformed into the archetypal French restaurant. Patrick was not new to the Royal Borough having worked for eighteen years at Lou Pescadou on the Old Brompton Road where in 2000 he was runner-up in the Harpers & Queen Competition for Best Manager in London for privately owned restaurants – an award granted by Fay Maschler.

Thanks to the charm and personality of its owner Chez Patrick has become a key part of the village and is well loved by the local community; the food is totally reliable and the service and attention to detail impeccable. Patrick's kindness and French sense of style creates the atmosphere that is so lacking in the uber chic restaurants opening all over town which may be in vogue this week but nobody will remember a couple of years from now. I have the feeling Patrick won't be going back to his home country for a very long time – I don't think the locals will let him!



★ Set lunch Monday to Friday £12.50 per head.
Three course set dinner during July and August £15.50.
Chez Patrick, 7 Stratford Road, London W8 6RF 020 7937 6388



(from front page) which is when he was first introduced to F M Alexander; twelve years later, after a very successful career as a 'voice over' artist he was able to devote himself fully to training to teach the Alexander Technique.

He then went on to combine this with his passion for horse riding and decided to devote himself to the teaching of the Alexander Technique to riders. This revolutionary approach to bringing the motion of horse and rider together as one is inspired. Anthony takes his school with him all over Europe by means of a bespoke Austrian built live-in lorry and his portable school room which is a splendid Mongolian Yurt! For more on the man and his passion go to www.alexanderonthehoof.com



We are delighted to be offering
6 St Lukes Mews for Sale
8 St Lukes Mews for Rent

Coco and Chanel

Spending my days with four legged creatures has made me believe the canine to be the best company a girl can have!

The day starts with training two Rotweiler puppies, Coco and Chanel, who I house-trained in my own home! When I go to collect them now from their own home it is all kisses and cuddles for their surrogate mum before the work begins!

My first walk of the day is with half a dozen pooches who have been friends now for two years – two Labradors, a Hungarian Vizsla, a Norfolk Terrier, a Cairn and a Dachshund. As pack animals dogs relish being part of a social group and greet me and one another with terrific enthusiasm – the walk in the park being the icing on the canine cake!

At lunchtime my training session starts with Rocky a 9 month old Maltese who will not stop barking!!! I tell the clients he has what I call 'Tom Cruise syndrome'; he overcompensates because of his small stature! My second round being another mixed breed, the famous Kensington Puggles (a Pug/Beagle cross) – drivers have stopped in the middle of Kensington High Street to find out the breed – they are that cute!



As a dogwalker I don't have an easy job; as a trainer I have been bitten, scratched and pulled in all directions both physically and mentally at times; but that aside I believe I was born to do it! As the great George Orwell wrote 'four legs good, two legs bad', which are my sentiments exactly when it comes to any working environment!!

Tracey Egan 07854 406890 www.adogwalker.com

● For those of you who have enjoyed the concerts at Leighton House in previous years, a new programme of concerts by the Kensington & Chelsea Music Society starts in September 2008. Do look out for them – programmes will be available at either of our offices very soon...

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