

Village Matters

Summer 2010

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Liz Thomson Head of Lettings

Spring arrived late but the property market started to heat up much more quickly than the weather. Even with election mania, volcanoes erupting and airports closing, the demand for houses and flats to rent and buy has been so high that it has outstripped supply. It is going to be a long hot summer and we look forward to the economy stabilising and continuing to support our friends in the community.



Michael Wilson Head of Sales

We have introduced you to some more village members in this edition and hope you enjoy what they have to say. Don't forget to spot the wall – happy reading!



Evil Eye

"I have always worn one - my mum got it from a little guy in the bazaar – and my grandmother has one pinned to her bra," says jewellery designer Vanessa Kandiyoti, describing the importance of the evil eye that brings good fortune and protects those adorning themselves with this talisman.



Raised in Turkey, with its rich history of traditions and superstitions, Vanessa is now a Mountgrange Heritage tenant in an elegant Notting Hill period house where she runs her business. After only three years Vanessa's company has already turned her distinctive evil eye bracelets and necklaces and other striking collections into bestsellers in Kensington & Chelsea's uber-chic boutiques and galleries.

"All my jewellery is handcrafted in Turkey and comes in three different colours – white, yellow and rose gold – each to go with different skin tones," adds Vanessa vanessakandiyoti.com

You've got a friend

These days, we might not live so much in 'Cool Britannia' but 'Clone Town Britain,' according to the Friends of Portobello, the local campaign to protect one of London's greatest street markets from turning into yet another all-chain store High Street.

As well as trying to turn Portobello Road into Britain's first 'business conservation area,' the Friends are keen to hold onto Golborne Road's "shabby and unruly, but character-led" atmosphere; save the public toilets in Talbot Road used by 40,000 visitors and market stallholders who want to spend a penny; and protest against prohibitive rent rises – up to 100% in some cases – that are driving out small independent shops.



Mountgrange Heritage is pleased to support Friends of Portobello by sponsoring smart new shopping bags that will help the cause. Other ways you can help save this historic road and surrounding Notting Hill neighbourhood so it doesn't lose its charm is to donate towards legal expertise, campaign materials and lobby work carried out by this terrific crusading group. Go to

friendsofportobello.com for more information on the invaluable work this action group is doing or to make a donation please email sponsor@friendsofportobello.com



What are values doing in the village?

As the winds of change blow through Whitehall should we expect some turbulence in the market? It's speculated by many that the impending changes to capital gains tax will provoke a flood of buy-to-let and second home properties to the market – we're not so sure that this will happen. Buy-to-let properties are viewed as long term considerations and have become a crucial component to the pension plans of thousands of us. We expect that any landlords who seek to off-load their properties will only let go of the weaker elements of their portfolio. The long overdue (continued on page 2) ►

ZUCCHINI
PARMIAGANA &
CHICKEN COTOLETTA
– SEE PAGE 2



Westbourne Park Road, W2 £2,650,000 Freehold

Smart period house with excellent entertaining space in this vibrant part of Notting Hill. Double reception room, family room, dining room, superbly fitted kitchen, master bedroom suite with large bathroom and dressing room, two further double bedrooms, additional bedroom/study with balcony, family bathroom, loft storage area and landscaped garden. **Sole Agents**

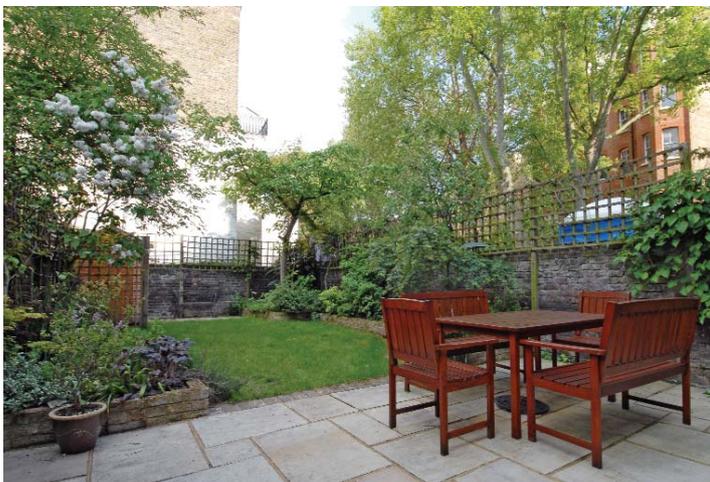
020 7221 2277 alex@mountgrangeheritage.co.uk



Eardley Crescent, SW5 £795,000 Long Lease

Beautifully presented garden maisonette offering peaceful and well-balanced accommodation over two floors. Located at the rear of the building, it enjoys high quality finishes throughout. Bright open-plan kitchen/reception room, dining area, two double bedrooms, en suite bathroom, en suite shower room, conservatory/study and a wonderful west-facing garden. **Sole Agents**

020 7937 9976 tamara@mountgrangeheritage.co.uk



Earls Court Road, W8 £1,295,000 Long Lease

Bright and spacious garden maisonette (circa 1,910 sq ft) with fantastic ceiling height, beautiful period features and well-proportioned living space. Voluminous reception room, large kitchen/breakfast room, separate dining room with access to the attractive garden, three double bedrooms (one en suite bathroom), family bathroom and study/fourth bedroom. **Sole Agents**

020 7937 9976 julian@mountgrangeheritage.co.uk

MOUNTGRANGE HERITAGE

► (continued from front cover) abolition of the Home Information Pack has already encouraged more sellers to the market and will allow those seeking to 'test' the market the opportunity to do so without investing several hundred pounds in a document which ultimately failed to add value to the house buying process.

So what lies in store for the second half of 2010? We've achieved some outstanding sales and lettings for our clients so far this year, especially at the top end of the market with international buyers continuing to take advantage of the weak pound. Prime property values have recovered to the peak levels of the autumn 2007 and seem set to hold firm – good news from us means good news for you! ●

Italian Scallion

Why rush to Rome when the best buffalo mozzarella, parma ham and olive oil is just up the *strada*? Whether you're just popping in for an apricot *cornetto* (Italian croissant) and *cappuccino* in the morning, or a Mediterranean-style sandwich for lunch, La Piccola Dely opposite our office on Stratford Road is the local Italian catering for all goodfellas in the neighbourhood.

La Piccola manager Silvia Pollar says a big plus is how easy it is to pick up ingredients for supper on the way home with the deli open until 8pm Monday to Saturday. "Our most popular dishes are meatballs, *zucchini parmigiana*, lasagne and chicken *cotoletta*. Everyone loves our tomatoes from Sicily and our homemade pesto sauce."



Fans shouting *bravo* for this Stratford Road emporium won't be disappointed when outside the borough, with two other Piccola Delys in Maida Vale and Kings Cross also serving fresh food imported direct from Italian regional farms.

La Piccola Dely, 20 Stratford Road, W8
020 7938 5456 **lapiccoladely.co.uk**



Ring my bell

It is rare to find a local business flourishing for over 30 years, but interior design and home renovation firm Bellhouse & Company has more than stood the test of time. Reasons for the company's longevity include its flexibility, quality staff and fair approach when it comes to cost.

"As well as friendly people used to dealing with all manner of decorative styles in the

Kensington Park Road showroom, we have our own 'in-house' upholsterers, carpet fitters, curtain makers, specialist painters and decorators," explains Bimbi Bellhouse, a Mountgrange Heritage client.

Bimbi says she's happy to do anything from the minimal to the massive: order a couple of rolls of wallpaper; re-carpet a flight of stairs; have curtains made – or even do up an entire house. She also has a refreshing policy of sharing her trade discounts with customers.

Where does Bimbi see design going in the future? "I think minimalism is definitely on the way out. People want more colourful fabrics and curtains are making a comeback – they're less harsh than blinds and you'll save money on your gas bills!"



Bellhouse & Company, 33 Kensington Park Road, W11 020 7221 0187



Born to shop

Sam Lawrie has two labours of love, both of which date back three years. The first is her much-loved child, and the second the birth of a twin project that emerged when she set out to discover the wonderful and little-known world of small one-off shops.

"I travel a lot with my property financier husband and was on a trip to Barcelona. Expecting to discover cool Catalan designers and jewellers, I was terribly disappointed when all I could find were the bland

high-street chains you find anywhere in the world."

Felt somewhat let down by hotel concierges and guidebooks that only stated the obvious, Sam set out on a journey to unearth fantastic never-to-be-repeated shops and relate their story. A recently launched 'unique boutiques' blog with terrific tales and photographs of special little shops, such as Labour and Wait in the East End that came about when one of the owners couldn't find a good dustpan, should prove to be indispensable for every curious shopper.

uniqueBOUTIQUES

Sam's criteria for including singular gems are brilliant products, outstanding design or atmosphere, soul, uniqueness and longevity (a shop must have been open for at least five years).

"I'm keen for the blog to be interactive, with comments from people about places I've included, shops they recommend, and to give a bit of publicity to the shops to help them keep going," adds Sam who is not only a client of Mountgrange Heritage but also a tenant.

Also, Sam would be thrilled if the blog turned into a book one day. Another labour of love, perhaps, but one well worth delivering. Check out Sam's blog at uniqueboutiquesblog.com

Dog Day Afternoon

Finding yourself in the doghouse might not be all that bad if it means padding into PurpleBone on Notting Hill Gate. A one-stop shop for pampered



pooches, you can kit out your canine in the latest striped eco-sport collars and reversible ultra-light goose down jackets, as well as treat him to a spa glam session in the salon.

"We only opened in March and already have plenty of regular clients," says Julian Victoria at PurpleBone. "A lot of people have had bad experiences with how long it can take to give your dog a haircut, but we have two groomers, eliminating long waits, and someone is always available for walk-in trade."

Humans might even envy man's best friend curling up in special Perspex pens (no scary cages here) on comfy hemp bedrolls while they wait their turn in the salon. Oh, and there are fun toys – Lucky Devils with voice-chips, squashy London taxis and Tuff Orbees, thought to be the world's greatest dog balls. So give the dog a bone – and make it a purple one.

PurpleBone, 95 Notting Hill Gate, W11 020 7985 0903

purplebone.com



...values that you'll love



Pembroke Walk, W8 £1,150 per week

A rare opportunity to rent a very charming cottage in this quiet and discreet location between all the shops and transport facilities of Kensington High Street and Earls Court. The accommodation includes three double bedrooms, a spacious reception room, two bathrooms, kitchen and a small private patio. Furnished or Unfurnished. **Sole Agents**

020 7937 9976 amanda@mountgrangeheritage.co.uk



Westbourne Park Road, W2 £725 per week

A simply stunning flat with wonderful entertaining space and the most beautiful garden situated only minutes from all the shops, restaurants and markets of Notting Hill. The property benefits from two large double bedrooms with excellent storage, a large reception room, two bathrooms as well as a well-fitted eat-in kitchen. Furnished.

020 7221 2277 louise@mountgrangeheritage.co.uk



Pembridge Villas, W11 £675 per week

A superb flat on this popular street in the very heart of Notting Hill just a short walk from the underground station at Notting Hill Gate. Presented in excellent order with lovely proportions and wooden flooring throughout the flat offers a double bedroom, a beautiful reception room with dining area, bathroom and kitchen. Furnished. **Sole Agents**

020 7221 2277 mitra@mountgrangeheritage.co.uk



Spot the wall competition

You can build up your hopes looking for this cartoon that adorns a wall somewhere amongst the merchants of Notting Hill. First correct answer out of the hat on 31st July wins brunch for two at 'Charlies' on Portobello Road. Email us now with your answer to win@mountgrangeheritage.co.uk before 31st July.

Dealer's choice

Prince and Princess Michael of Kent and Princess Margaret have all popped in for a quick once round. Liberace and Mickey O'Rourke have paid a visit too.

Not wholly surprising, because it is pretty hard to walk past Chelsea Galleries at numbers 67-73 Portobello Road, one of the most eclectic antique galleries in the capital, without taking a peep at the wares of the 40 traders operating inside.

Opened back in 1984 by the delightful Peter Dixon, for whom Mountgrange Heritage rents two maisonettes above the galleries, this marketplace offers everything from Victorian ceramic and silver curios, through to watches, clocks, Islamic pieces, box, pictures, breadboards and lead soldiers.

"It's like a museum really and some people don't even realise these things are for sale," explains Peter, the man behind a wonderfully diverse collection that leaves many visitors mesmerised.

Specialising himself in clocks and general brass items, Peter gives away his trade secret. "I enjoy every piece I buy. If I like it, someone else will too."

The Galleries, with its friendly café serving breakfast and lunch on Saturdays, is part of a wider Portobello community, with everyone looking after everyone else. "You come across great characters, such as Mr Teddy, the guy who sells Teddy Bears. No one knows his real name, but it doesn't really matter."

Peter, now 66, says he toys with the idea of retiring, but his love of Portobello and his traders keeps him firmly in the Galleries. How reassuring for Royalty, film stars and anyone who has wandered in to admire the unusual antiques on show.

Chelsea Galleries, 67-73 Portobello Road, W11 020 7229 7762



The birth of maximalism...?



Newton Road, W2 Guide Price £4,500,000 Freehold
Extraordinary family house over four floors with an amazing array of architectural features. Seven bedrooms, three reception rooms, study, two bathrooms, kitchen-dining room, wonderful south-facing garden, full roof terrace, conservatory and two single garages. Circa 3,345 sq ft.
020 7221 2277 michael@mountgrangeheritage.co.uk



Refurbishment made easy...

Building projects can be daunting and knowing where to find contractors you can trust is an onerous task. Handing the job over to our specialist team will take the stress out of any project.

We work with tried-and-tested suppliers and aim to deliver a project within your budget in order to ensure maximum return from the day it is ready. Mountgrange Heritage is probably one of the only estate agents in central London who can boast having one of their directors in charge of the Property Refurbishment department.

Thalia is one of the best known faces in the local market, having worked in Kensington and Chelsea for nearly 25 years. Since she set up Mountgrange Heritage over 10 years ago Thalia has built a solid reputation on the first-class management and refurbishment services she offers to clients.

With the help of dedicated teams of reliable contractors she is able to manage projects of any size. Thalia is expert at assessing how much work is really necessary; whether it be a small redecoration project or a complete re-design of a whole house, she has the resource and experience to help clients every step of the way.

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