

Village Matters



Summer 2013

Distributed to 60,000 homes Issue No.15



Liz Thomson Head of Lettings

Welcome to the latest edition of Village Matters. We can't believe we're halfway through the year already. 2013 has seen one of the busiest starts to a year that any of us can remember; not only has the local sales and lettings market been extremely buoyant but we've been working on other great things too. Our residential development department, established just 18 months ago, has been involved in some exciting deals and our plans for a florist's kiosk outside our W10 office are taking shape.



Michael Wilson Head of Sales

We've also been focussing on growing our Pet Friendly Lettings scheme and we're launching a competition in this issue to get budding artists out there to paint their pet. More details inside.



Gorgeous clothes for girls

When Henrietta from our Notting Hill office was looking for beautiful and unique bridesmaids dresses for her nieces, she knew which shop to visit.

'ilovegorgeous' was started in 2006 by friends Lucy Enfield and Sophie Worthington. Both mothers with a background in fashion, they realised that the only way to dress their children as they really liked was to do it themselves. Six months after their first collection was launched they could count Kate Moss, Claudia Schiffer and Sam Taylor-Wood as their customers and Selfridges had opted for an exclusive. Not a bad start to a business. In December 2008, the girls opened their flagship shop in Ledbury Road, London W11 where it has been thriving ever since.

Sophie explains the inspiration behind their collections "Both of us have a fascination with fabric, colour and cut and our aim is to make unique day and party wear for little girls. All of our clothes are beautifully made; we love to experiment with different colours and textures to create items which girls will treasure."

52 Ledbury Road, W11 020 7229 5855 www.ilovegorgeous.co.uk

Full of Life

Full of Life is an apt name for one of our favourite local charities as the enthusiasm of those involved is infectious. Full of Life was founded by parents of disabled children who realised through their own experience that the best support didn't come from the Government but from fellow parents. Sue Redmond, Chairperson explains:

"Getting the right support to encourage the positive development of a disabled child can be overwhelming. A child may be diagnosed with dyspraxia or have more complex health issues and each one requires a different programme of support. We help parents in many ways; parent forums, advocacy, parent training and activities for both disabled children and adults."

Full of Life moved this year to a new centre in Kensal House W10. "Our new home means we can now offer all activities under one roof. Now we're settled in we'd love to get more help from the community. So if you'd like to volunteer your time or do some fundraising we'd love to hear from you." 89p of every pound raised goes directly to supporting children so it's a truly worthy cause.

Sue Redmond 07793 888326 www.fullloflifekc.com



Refurbished for Success

Thalia Bryan, Director in charge of Management and Refurbishment and her team have been busy over the last few months working on a large project to acquire a beautiful period building in Bayswater for a Saudi Arabian client. Thalia will work together with the firm's Residential Development Department to oversee the redevelopment of the building back from seven flats to a single dwelling, with the project due for completion by the summer of 2014.

"This project is a good example of the global reach of the Mountgrange Heritage team" explains Thalia. "We work with clients from all (continued on page 2) ►



MOUNTGRANGE HERITAGE

LOOKING
FOR A GIRL
LIKE YOU –
PAGE 4



SOLD Russell Road, W14 £1,500,000



SOLD St Helen's Gardens, W10 £1,150,000



SOLD Iverna Court, W8 £2,650,000



SOLD Oxford Gardens, W10 £6,850,000



SOLD Wynnstay Gardens, W2 £3,600,000

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

► (continued from front cover) over the world to make the most out of their investment in London property. I personally manage all refurbishment projects so clients know they are getting the best service from the outset through to completion." If you're thinking of giving your property a makeover this year, why not give Thalia a call?

Thalia Bryan 020 7243 7880
thalia@mountgrangeheritage.co.uk



Coloured by design

Liz Thomson has known Sophie Smallhorn for many years since Sophie shared a workshop in St Lukes Mews with a client landlord of the firm. Whilst you may not have heard of her yet, you'll have seen her work when you were watching the Olympics last year; Sophie created the striking wrap around the outside of the Olympic stadium.



"My textile designer mother instilled in me a passion for design and colour" says Sophie "it's this passion that has driven me from studying furniture design at college through to the 3D sculpture work I do now. I describe myself as a colourist rather than sculptor or artist as at the core of every piece of work is an arrangement of colour with a focus on balance of proportion, space between components and interplay of different colours."

Much of the work Sophie does now involves 3D installations for public and corporate spaces. So how did the Olympic wrap come about?

"I worked with the architects who built the Emirates stadium for Arsenal and when they were commissioned to do the Olympic Stadium, they got in touch. I was involved in the project from the outset in 2008. I was given a free rein with design – apart from incorporating the 2012 brand colours of course!"

This summer you'll be able to see another example of her work when a new public space on Buckingham Gate near Westminster City Hall opens with a huge glass canopy and colour installation provided by Sophie.

Sophie Smallhorn 07951 717913 www.sophiesmallhorn.co.uk

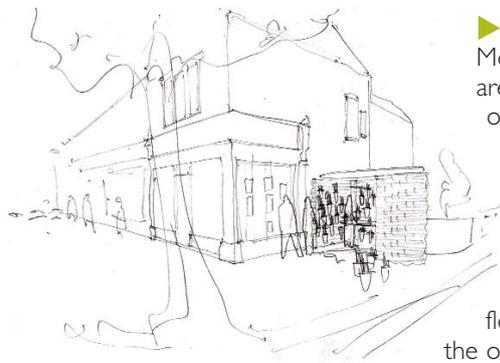
A Blooming Good Opportunity

Mountgrange Heritage is offering aspiring florists who may be looking to start up in business the chance to bloom.

Last year we commissioned up-and-coming architect, Kyle Buchanan to design a florist's kiosk to stand on the derelict piece of land adjacent to our office in St Helen's Gardens, W10. We hope the kiosk will contribute to the regeneration of the St Helen's shopping parade and help to raise the profile of the area.

The landmark kiosk will be completed this summer and we are offering the retail unit rent-free for the first year to help an aspiring florist get their business blooming. ►





► Liz Thomson, Director at Mountgrange Heritage said "We are so excited about the concept of flowers spilling out onto the street corner as it will bring a whole new dynamic to the parade."

Any budding florists interested in the opportunity should contact Liz Thomson at



Mountgrange Heritage, 59 St Helen's Gardens on 020 8960 0181.



Pastry Perfection

We first discovered the talents of Jess Leefe, sister of Chloe from our Kensington office when we were working on our recipe cards. Jess has been a chef for over 10 years and in that time has travelled the globe as a chef for private families, including the Duke and Duchess of Gloucester. It was during her two years as Pastry Chef for Primrose Bakery that she realised her true passion – cakes and pastries.

"I love baking cakes, in particular spending time getting the intricate decoration spot on. It was this love that led me on to working freelance on bespoke wedding cakes. Most of my work comes from word of mouth and I work closely with brides on the design of their cake. They often come to me with pictures of what they want; Little Venice Cake Company inspired cakes are very popular at the moment as are different flavoured ones – I often do tiered cakes with a different flavour on every layer ranging from chocolate to sticky toffee.



For the perfect bespoke wedding cake, Jess could be the one.

Jess Leefe 07540 568 550 jessleefe@yahoo.com

Values in the village...

The six month long winter may have taken its toll on our emotions but the cold weather did nothing to cool the relentless appetite for prime London property. The first half of this year has seen a surge in transaction levels, helped by clarity on the tax regime imposed on properties held in company (or 'non-natural') structures which seems much less onerous than initially feared.

However, the 7% stamp duty, charged on purchases over £2m, has created something of a 'black-hole' in transaction levels at the price point most acutely affected – between £2m and £2.5m. This has become a very real problem for those trying to sell in this price bracket and is yet another example of how unfair and clumsy the levy of stamp duty is.

We have witnessed a burgeoning demand for family apartments in mansion blocks, particularly in Kensington and have achieved some incredible prices, especially on 'off-market' sales. We have also experienced a continued boom in families migrating to North Kensington and Queens Park, where prices are fast catching up with parts of Notting Hill. Our W10 office, now in its second year and in a prominent position in the St Quintin Conservation Area, is awash with motivated buyers and tenants.

With prices reported to be 29% higher than the pre-credit crunch peak in 2007 there is no evidence to suggest that the market will do anything other than to grow and grow. Our advice is clear, if you're considering buying; the longer you wait the more it will cost you.

...values that you'll love



LET Oakley Street, SW3 £550 per week



LET Conlon Street, W10 £2,250 per week



LET Kensington Park Road, W11 £550 per week



LET Artesian Road, W2 £2,850 per week



LET Highlever Road, W10 £1,950 per week

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



Spot the wall competition

More like a silk screen print than a mural, it's on a wall in Notting Hill – 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

Looking for a Girl Like You

We're proud to boast several clients who are authors. One of our landlords, Maureen Lindley, has just published her second novel, 'A Girl Like You'. We spoke to her to get a sneak preview.

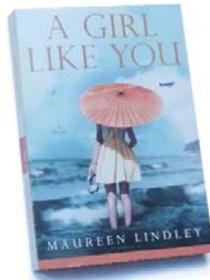


Set in 1940s California, 'A Girl Like You' tells the story of Satomi, a girl whose life is turned upside down with the outbreak of war. Her American father dies in the bombing of Pearl Harbour and Satomi and her Japanese mother are sent to a local internment camp where they are treated like animals but find a sense of community with other prisoners.

We asked Maureen how the novel came about. "I was inspired by a real life character; a Chinese princess adopted by a Japanese family who moved to America before the troubles began. But the more research I did, the more I realised she would have been interned in one of the camps for Japanese set up in the US during the war. This led to a fascination with uncovering the truth behind these camps. I visited the Japanese museum in Little Tokyo, LA to find out more – the taxi driver who drove me there refused to believe such camps existed."

Maureen is now working on her third novel – set a little closer to home in 1950s Edinburgh. If you're looking for an engrossing read, look no further than 'A Girl Like You.'

www.fantasticfiction.co.uk/maureen-lindley/



Books for Cooks

Books for Cooks is a local institution and with the recent launch of our recipe cards, we just had to get them in our newsletter. Books for Cooks was founded 30 years ago by Heidi Lascelles. Spurred on by

a love of food and lack of inspiration in the cooking sections of larger bookshops, Heidi's aim was to create an inviting shop that stocked every cook book imaginable.

Rosie Kindersley and Eric Treuille, the current proprietors, arrived in the early 1990s when Heidi retired to Tuscany to run cookery holidays. They are convinced that the famous test kitchen is the secret of the shop's success. "Food here is not just something to be perused in books, it is something to be cooked and enjoyed. We can then really champion the books in which we know the recipes really work" says Eric.

The test kitchen has seen some famous faces at its helm over the past few decades; first up was Annie Bell, herself a renowned food writer. Next was future 'fat lady' Clarissa Dickson Wright whose four year reign brought Sophie Grigson and TV cameras into the shop. If ever you need inspiration in the kitchen, you know where to go!

Books for Cooks, 4 Blenheim Crescent, W11 020 7221 1992

www.booksforcooks.com



Hanson + Confederate

When we saw the stunning job local architects Hanson + Confederate had done on a property we let on Highlever Road, we had to find out more. Founded over 10 years ago, it is a boutique practise of four architects led by Andrew Hanson. The bulk of their work these days is residential and they specialise in extensions and basements. At one point they had four projects in a row on Highlever Road and to date have completed 20 projects on this road alone. Unsurprisingly, the bulk of their work comes from recommendation; the domino effect of one project inspiring others to follow suit.

With more and more people choosing to extend rather than move, they have been incredibly busy over the last few years. Their advice if you're considering extending outwards or downwards?

"Make sure you understand the permitted development regulations. You'd be surprised what you can get away with without planning permission but you'll need expert advice to guide you through the planning maze. A good architect can provide this for you."

See more examples of their inspirational work at Hanson + Confederate Architects Studio 7C, Wellington Road, NW10 020 8962 6269

www.hansonarchitects.co.uk



Stop Press!

Our friends at Oxford Gardens Primary School are holding their annual summer fete on Saturday 29th June. Get down there for all the usual fun, games and stalls – here's hoping for some sunshine!



Designer *Edwin Belchamber* Editor *Charlotte Snook*
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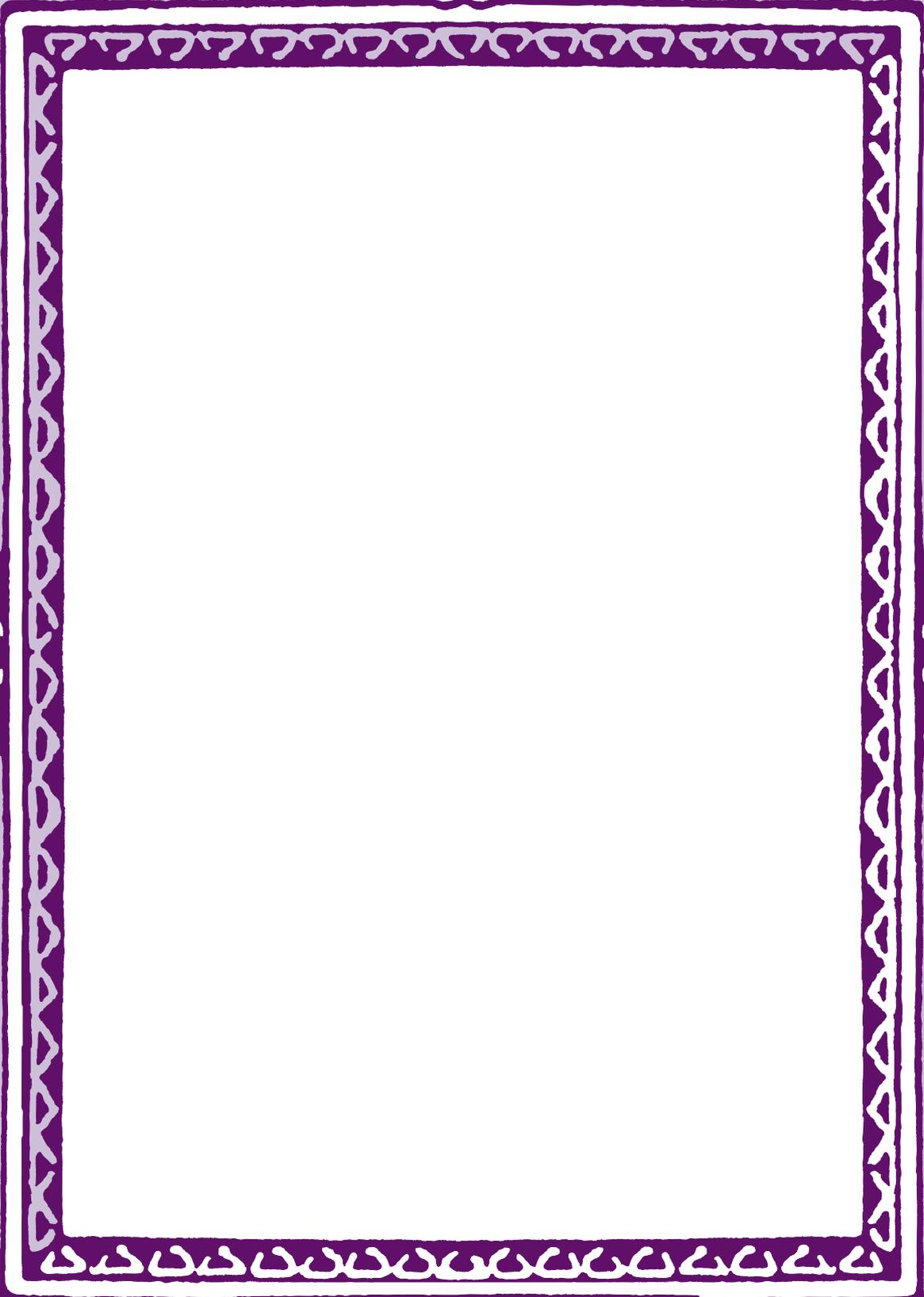
mountgrangeheritage.co.uk



Paint your pet...

In celebration of our new Pet Friendly scheme we want you to take part in our painting competition. Please paint or draw your pet in the frame on the back of this page. Detach the page from the newsletter, fill in your details and return it to us by 31 July 2013 – you can post it or drop it into one of our offices. The winner of the competition will receive a £100 voucher for the London Graphic Centre. Age limit 14 years.





Title _____
Artist _____
Address _____

Contact Number _____
Email _____